



Carbondale & Rural Fire Protection District
Special Meeting of the Board of Directors
September 30, 2026
11:00 a.m.

Agenda

- A. Call to order & roll call
- B. Persons Present Not on the Agenda
- C. Interview Applicants for Board Vacancy
- D. Headquarters Remodel Contract
- E. Executive Session pursuant to C.R.S. 24-6-402(4)(b) regarding the imposition of fees for certain fire response services.
- F. Adjourn



Chief's Report & Updates – September 30, 2026

2026 Capital Construction Projects

Headquarters Remodel Project

We received the initial pricing for this project in July and, when all scope was included, the total costs were significantly more than our project estimates from 2025.

Some of the increases in the estimated costs for the project were due to additional scope requested by CRFPD. This includes a glass foyer/breezeway at the main entrance. The foyer/breezeway idea was an effort to improve security, along with improving climate control and decreasing energy consumption as, the main entry doors are constantly in use and propped open at times for equipment and people movement.

Additionally, the Office Assistant area in the lobby was also designed to be enclosed by a semi-translucent glass wall and ceiling system. This addition is felt to be important to provide that person with a much more secure and private working space. It is also intended to make that space a focal point for people who enter the building and are attempting to connect with personnel in the HQ building.

Finally, in the programming and design phase, the basement classroom, practical skills, study and storage spaces concepts really became fully formed. Much of this came from our Training Division Chief who directed a great deal of time and thought to what worked best, after hours of discussion and vision planning with me.

This all led again to the architectural team, building team and PNCL performing a thorough review and reduction of scope along with seeking solid, aggressive pricing from potential sub-contractors and vendors. This work has produced an excellent plan that still gives us the opportunity to build a forward looking and flexible space that will serve not only CRFPD but, our partners and the public for many years.

The thumbnail version of the differences between the July Estimated Pricing and the Guaranteed Maximum Pricing (GMP) submitted for approval, are as follows:

<u>July Estimated –</u>	Direct Cost of Work	\$1,675,242
	Costs Other	\$287,051
	Contingency 10%	196,229
	<u>Total</u>	<u>\$2,158,522</u>
<u>September GMP -</u>	Direct Cost of Work	\$1,060,489
	Other Costs	\$183,856
	Contingency 10%	\$74,660
	<u>Total</u>	<u>\$1,319,516</u>
Cost Differential from July to September GMP		<u>-\$839,516</u>



I am very pleased with the final version and pricing for this project. Phil Vaughan and PNCI will be attending the meeting and our architectural team will also be available, if needed.

Please review this package and feel free to reach out to me individually before the September 30th meeting if you have questions or any issues with the presented package.

Thank you very much,

Rob Goodwin

AIA[®] Document A132[®] – 2019 Exhibit B

Determination of the Cost of the Work

Date: September 30, 2026

for the following Project:

(Name, location, and brief description)

Carbondale & Rural Fire Protection District
Capital Construction and Facilities Projects
Headquarters Building Renovation Project
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 ½ 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

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.

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

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 Headquarters Building Renovation Project Guaranteed Maximum Price proposal dated September 10, 2026, in the amount of (One million three hundred nineteen thousand six and 49/100 dollars). \$1,319,006.49. The September 11, 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, Architect, 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.

Init.

§ **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 Architect, 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.

Init.

§ **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 Contractor 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, Architect, 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 Architect, object to any subcontractor or supplier. Any advice of the Owner's Representative or Architect, 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 Architect'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 Architect 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 Architect.

Init.

§ 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 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 Architect'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, nor the Owner's Representative, is responsible for verifying the accuracy of the Contractor's final accounting.

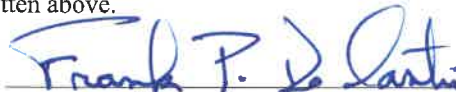
§ B.6.3.3 If the Owner's auditors' report concludes that the Cost of the Work, as substantiated by the Contractor's final accounting, is less than claimed by the Contractor, the Contractor shall be entitled to request mediation of the disputed amount without seeking an initial decision pursuant to Article 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 08:13:51 ET on 09/16/2026.

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Date: September 30, 2026

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Carbondale & Rural Fire Protection District
Capital Construction and Facilities Projects
Headquarters Building Renovation Project
300 Meadowood Drive
Carbondale, CO 81623

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

...

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

...

§ 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 ~~Construction 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.

§ B.1.2 The Control Estimate shall ~~include~~~~include-~~ Attached as Exhibit 1- PNCI Construction, Inc.-CRFPD Headquarters Building Renovation Project Guaranteed Maximum Price proposal dated September 10, 2026, in the amount of (One million three hundred nineteen thousand six and 49/100 dollars). \$1,319,006.49. The September 11, 2026 preliminary schedule is also attached.

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§ 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.

...

§ B.1.5 The Contractor shall develop and implement a detailed system of cost control that will provide the Owner and ~~Construction Manager-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 ~~Construction Manager-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, Architect, and ~~Construction Manager-Owner's Representative~~ of any inconsistencies between the Control Estimate and the revised Contract Documents.

PAGE 3

Not applicable.

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.

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§ 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 ~~Construction Manager-Owner's Representative~~, Architect, 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 ~~Construction Manager~~ Owner's Representative and Architect, object to any subcontractor or supplier. Any advice of the ~~Construction Manager~~ Owner's Representative or Architect, 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.5.4 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~~ Owner's Representative and Architect'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.

...

§ 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~~ Owner's Representative and Architect that it will not conduct an audit.

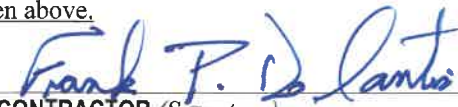
§ B.6.3.1 If the Owner conducts an audit of the Cost of the Work, the Owner shall, within 10 days after completion of the audit, submit a written report based upon the auditor's findings to the ~~Construction Manager~~ Owner's Representative and Architect.

§ 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 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 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, nor the ~~Construction Manager~~ Owner's Representative, is responsible for verifying the accuracy of the Contractor's final accounting.

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

OWNER (Signature)


CONTRACTOR (Signature)

Eugene Schilling- President
(Printed name and title)

Frank DeSantis- President
(Printed name and title)

**Carbondale & Rural Fire Protection District
HQ Building Renovation Project
GMP Budget Narrative
9/10/2026**

- Scope of work as defined by the BG Architecture and Design 100% Construction Documents and Project Manual dated July 31, 2026, along with Addendum #1 dated August 19, 2026, and Addendum #2 dated August 26, 2026.
- Construction to be completed in 2 Phases to prevent disruption of classes ongoing at the HQ building. These Phases are defined by PNCI's Construction schedule date July 30, 2026, duration from October 14, 2026, through February 2, 2027.

Work area is to include the upper and lower levels of the HQ building, including the following areas: Storage areas 106, 108, 109, 111, 112, 114, 115, 208, 215, Mechanical 113 & 116, EMT Training 110, Entry 101. IT 117, Offices 107, 203, 204, 205, 212, 213, 214, Hall 210, Entry 201, Atrium 202, kitchen 211, and Training room 209.

Inclusions/Exclusions as follows:

- Includes protections of existing finishes beyond the limits of work
- Includes protections 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 area are to remain fully operational and occupied through the duration of the project.
- Safe working conditions, within the construction area, 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.
- Includes interior selective demolition as defined by the design documents and required to complete the structural, mechanical, plumbing and electrical scopes of work.
- Includes concrete cutting and minor dirt excavation as required to complete the new plumbing lines.
- Includes concrete coring for new electrical boxes in the training room floor as detailed in the design documents.
- Includes new concrete pour after plumbing lines are installed.
- Excludes utility work of any kind, limits of work or within the walls of the existing structure.
- Includes removal and disposal of the existing appliances as detailed in the design documents.

- Includes complete carpet flooring removal on the main level and selective flooring removal of the lower level.
- Includes removal and replacement of 6 furnaces as called out in the design documents
- Includes removal and replacement of 7 air condenser units as detailed in the design documents.
- Excludes masonry work of any kind, nothing is included in the design
- Excludes structural steel work of any kind, nothing is included in the design.
- Includes removal of selective walls at the lower level as detailed in the design documents.
- Includes installation of new metal stud walls and drywall at the lower level as detailed in the design documents.
- Includes removal of existing acoustic sound panels and replacement with both wall and ceiling sound panels as detailed in the design documents.
- Includes removal of the existing kitchen drain line and replacement of that drain line with a new 3" schedule 40 PVC line as detailed in the design documents.
- Includes new LED lighting throughout the entire building as detailed in the design documents.
- Includes Insulation Batts being placed in the walls and ceilings as detailed in the design documents.
- Includes Insulating and sealing the existing ductwork as detailed in the design documents.
- Includes cleaning all existing ductwork as detailed in the design documents.
- Includes removal and replacement of all HVAC grills as detailed in the design documents.
- Included installation of a new Storefront entry curtain, glazing and hardware as detailed in the design documents.
- Includes new cabinetry and countertops in both the Kitchen and lower entry Coffee bar as detailed in the design documents.
- Excludes all roof work of any kind on any aspect of the building.
- Excludes caulking and sealing of existing exterior windows.
- Includes new drinking fountain in the lower entry as detailed in the design documents.
- Includes new data lines to the training room as directed in the design documents.
- Includes new Prospace reception desk as detailed in the design documents.
- Includes new paint on all walls, ceiling, and door frames as detailed in the design documents.
- Includes new door frames, wood doors, and hardware as detailed in the design documents.

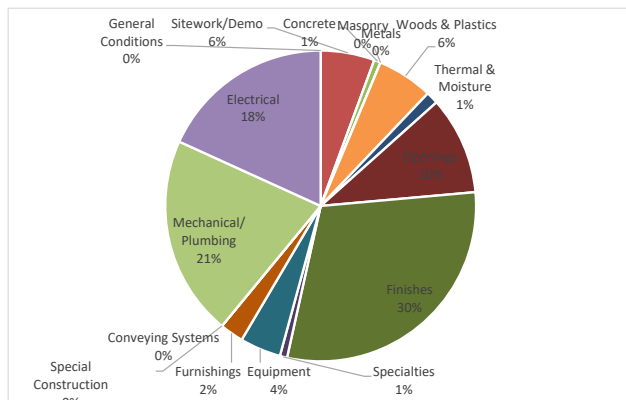
- Includes new Kingspan Grid span ceiling in entry as detailed in the design documents.
- Includes new resilient flooring as detailed in the design documents.
- Included reconfiguration of existing fire suppression system to meet code requirements per the new layout as detailed in the design documents.
- Includes new plumbing fixtures as detailed in the design documents.
- Includes new wiring for outlets and switches as detailed in the design documents.
- Includes new outlets and switches as detailed in the design documents.
- Includes removal and replacement of new door hardware as detailed in the design documents.
- Specifically excludes all work not specifically stated as included above.

Cover Sheet

Date:	9/9/2026
Estimator:	James Ricks
Project Duration:	5 months

[illegible]

Summary Direct Cost of Work



Direct Cost of the Work	\$1,060,489.43
Pre-Construction Services	\$5,000.00
Subtotal	\$1,065,489.43
General Conditions 9%	\$95,894.05
Subtotal	\$1,161,383.48
GL Insurances	\$17,420.75
Subtotal	\$1,178,804.23
P&P Bonding	\$17,682.06
Subtotal	\$1,196,486.29
Contractor's Fee 4%	\$47,859.45
Total:	\$1,244,345.75
Const Contingency 6%	\$74,660.74
Project Total:	\$1,319,006.49



General Conditions

Project No.: CRFPD HQ
Address: 301 Meadowood Dr Carbondale CO

Date: 9/9/2026
Estimator: James Ricks
Project Duration: 5 months

Unit Cost	Description	Labor				Material				Subcontract				Total
		Quan.	Unit	Unit \$	Total	Quan.	Unit	Unit \$	Total	Quan.	Unit	Unit \$	Total	
01-005	Bond				\$0.00				\$0.00				\$0.00	\$0.00
01-100	Liability Insurance- Multi-Fam & BR				\$0.00				\$0.00				\$0.00	\$0.00
01-115	Plan Check Fee				\$0.00				\$0.00				\$0.00	\$0.00
01-120	Permit				\$0.00				\$0.00				\$0.00	\$0.00
01-125	Health Department Fee				\$0.00				\$0.00				\$0.00	\$0.00
01-130	Fire Department Fee				\$0.00				\$0.00				\$0.00	\$0.00
01-135	Street Cut & Patch Fees				\$0.00				\$0.00				\$0.00	\$0.00
01-140	Storm Drainage Fees				\$0.00				\$0.00				\$0.00	\$0.00
01-150	Architect, Engineer & Legal Fees'				\$0.00				\$0.00				\$0.00	\$0.00
01-311	Project Manager				\$0.00				\$0.00				\$0.00	\$0.00
01-312	Project Engineer				\$0.00				\$0.00				\$0.00	\$0.00
01-313	Project Superintendent				\$0.00				\$0.00				\$0.00	\$0.00
01-312	Field Engineer				\$0.00				\$0.00				\$0.00	\$0.00
01-315	General Labor				\$0.00				\$0.00				\$0.00	\$0.00
01-317	Vehicle Expense - Superintendent				\$0.00				\$0.00				\$0.00	\$0.00
01-317	Vehicle Expense - PM				\$0.00				\$0.00				\$0.00	\$0.00
01-451	Q.C. Soils, Concrete & Grout				\$0.00				\$0.00				\$0.00	\$0.00
01-454	Quality Control Roofing				\$0.00				\$0.00				\$0.00	\$0.00
01-457	Special Inspections				\$0.00				\$0.00				\$0.00	\$0.00
01-459	Welding Inspections				\$0.00				\$0.00				\$0.00	\$0.00
01-511	Temporary Electric & Lighting				\$0.00				\$0.00				\$0.00	\$0.00
01-513	Temp Heating				\$0.00				\$0.00				\$0.00	\$0.00
01-517	Temporary Water				\$0.00				\$0.00				\$0.00	\$0.00
01-521	Field Office				\$0.00				\$0.00				\$0.00	\$0.00
01-522	Storage Trailers				\$0.00				\$0.00				\$0.00	\$0.00
01-523	Drinking Water				\$0.00				\$0.00				\$0.00	\$0.00
01-524	Fire Extinguishers				\$0.00				\$0.00				\$0.00	\$0.00
01-525	First Aid Supplies				\$0.00				\$0.00				\$0.00	\$0.00
01-526	Office Equipment & Supplies				\$0.00				\$0.00				\$0.00	\$0.00
01-528	Safety Equipment				\$0.00				\$0.00				\$0.00	\$0.00
01-529	Sanitary Facilities				\$0.00				\$0.00				\$0.00	\$0.00
01-545	Platforms & Scaffolding				\$0.00				\$0.00				\$0.00	\$0.00
01-547	Small Tools				\$0.00				\$0.00				\$0.00	\$0.00
01-549	Equipment Rentals & Repairs				\$0.00				\$0.00				\$0.00	\$0.00
01-550	Vehicle Access & Parking				\$0.00				\$0.00				\$0.00	\$0.00
01-561	Temporary Barricades				\$0.00				\$0.00				\$0.00	\$0.00
01-563	Temp Fences				\$0.00				\$0.00				\$0.00	\$0.00
01-572	Erosion Control				\$0.00				\$0.00				\$0.00	\$0.00
01-574	Snow Removal				\$0.00				\$0.00				\$0.00	\$0.00
01-576	Winter Conditions				\$0.00				\$0.00				\$0.00	\$0.00
01-585	Project Signs				\$0.00				\$0.00				\$0.00	\$0.00
01-725	Plans Specs & Reproductions				\$0.00				\$0.00				\$0.00	\$0.00
01-726	Postage & Shipping (contract docs)				\$0.00				\$0.00				\$0.00	\$0.00
01-742	Daily Clean Up				\$0.00				\$0.00				\$0.00	\$0.00
01-744	Final Clean Up				\$0.00				\$0.00				\$0.00	\$0.00
01-755	Trash Dumpsters & Fees				\$0.00				\$0.00				\$0.00	\$0.00
01-770	Close-Out & Punch List				\$0.00				\$0.00				\$0.00	\$0.00
01-771	Consumables				\$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	

Sheet Total:	\$0.00
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Sitework/Demo

Project No.: CRFPD HQ
Address: 301 Meadowood Dr Carbondale CO

Date: 9/9/2026
Estimator: James Ricks
Project Duration: 5 months

[illegible]

Sheet Total: \$59,434.00

PNCi
Construction Inc.

Project No.: CRFPD HQ
Address: 301 Meadowood Dr Carbondale CO

Date: 9/9/2026
Estimator: James Ricks
Project Duration: 5 months

[illegible]

Sheet Total:	\$7,380.00
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Masonry

Project No.: CRFPD HQ
Address: 301 Meadowood Dr Carbondale CO

Date: 9/9/2026
Estimator: James Ricks
Project Duration: 5 months

[illegible]

Sheet Total: \$0.00



Metals

Project No.: CRFPD HQ
Address: 301 Meadowood Dr Carbondale CO

Date: 9/9/2026
Estimator: James Ricks
Project Duration: 5 months

[illegible]

Sheet Total: \$0.00

CRFPD HQ Building



Woods

Project No.: CRFPD HQ
Address: 301 Meadowood Dr Carbondale CO

Date: 9/9/2026
Estimator: James Ricks
Project Duration: 5 months

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		
	Cabinets & Contertops - Delta				\$0.00				\$0.00				\$0.00	\$0.00		
	Frameless Cabinet boxes				\$0.00				\$0.00				\$0.00	\$0.00		
	3/4" white Melamine interiors				\$0.00				\$0.00				\$0.00	\$0.00		
	Soft hinges				\$0.00				\$0.00				\$0.00	\$0.00		
	Wood Dovetail drawer boxes				\$0.00				\$0.00				\$0.00	\$0.00		
	12" satin nickle pulls				\$0.00				\$0.00				\$0.00	\$0.00		
	Solid surface acrylic "B" color				\$0.00				\$0.00				\$0.00	\$0.00		
	4"H Backsplash				\$0.00				\$0.00				\$0.00	\$0.00		
	Total Cost				\$0.00				\$0.00	1	ls	\$57,600.00	\$57,600.00	\$57,600.00		
					\$0.00				\$0.00				\$0.00	\$0.00		
	Inwall blocking/backing (upper & lower)				\$0.00				\$0.00	80	lf	\$50.00	\$4,000.00	\$4,000.00		
					\$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				\$0.00				\$0.00	\$0.00		
					Labor						Materials				Vendor / Sub	Total
Subtotals					\$0.00						\$0.00				\$61,600.00	\$61,600.00

Sheet Total: \$61,600.00



Thermal and Moisture

Project No.: CRFPD HQ
Address: 301 Meadowood Dr Carbondale CO

Date: 9/9/2026
Estimator: James Ricks
Project Duration: 5 months

[illegible]

Sheet Total: \$13,550.75



Doors and Windows

Project No.: CRFPD HQ
Address: 301 Meadowood Dr Carbondale CO

Date: 9/9/2026
Estimator: James Ricks
Project Duration: 5 months

[illegible]

Sheet Total: \$108,116.75

CRFPD HQ Building



Finishes

Project No.: CRFPD HQ
Address: 301 Meadowood Dr Carbondale CO

Date: 9/9/2026
Estimator: James Ricks
Project Duration: 5 months

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
	Floor Prep				\$0.00				\$0.00	7439	sf	\$0.50	\$3,719.50	\$3,719.50
	Flooring - Good Shepherd G. Springs				\$0.00				\$0.00				\$0.00	\$0.00
	Carpet CPT-1				\$0.00				\$0.00				\$0.00	\$0.00
	Resilient Flooring RB-1				\$0.00				\$0.00				\$0.00	\$0.00
	Base				\$0.00				\$0.00				\$0.00	\$0.00
	Total Cost				\$0.00				\$0.00	1	ls	\$38,403.45	\$38,403.45	\$38,403.45
					\$0.00				\$0.00				\$0.00	\$0.00
	Paint - Homer's				\$0.00				\$0.00	1	ls	\$19,585.00	\$19,585.00	\$19,585.00
	Walls and Ceiling per design docs				\$0.00				\$0.00				\$0.00	\$0.00
	Door trims and jams				\$0.00				\$0.00				\$0.00	\$0.00
	Paint touch up (Per design doc areas)				\$0.00				\$0.00	3685	sf	\$2.00	\$7,370.00	\$7,370.00
	MEP GYP Patch & Repair				\$0.00				\$0.00	1	ls	\$7,500.00	\$7,500.00	\$7,500.00
					\$0.00				\$0.00				\$0.00	\$0.00
	Framing/GYP - SDI				\$0.00				\$0.00	1	ls	\$67,700.00	\$67,700.00	\$67,700.00
	Metal Stud Framing				\$0.00				\$0.00				\$0.00	\$0.00
	5/8" GYP + Texture				\$0.00				\$0.00				\$0.00	\$0.00
	Acoustic - SDI				\$0.00				\$0.00	1	ls	\$123,100.00	\$123,100.00	\$123,100.00
	Wall Hushblocks 12"x48"x4" (84)				\$0.00				\$0.00				\$0.00	\$0.00
	Ceiling Soundblades 16"x94"x2" (70)				\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
	Daily Clean	350	mhr	\$65.00	\$22,750.00				\$0.00				\$0.00	\$22,750.00
	Final Clean				\$0.00				\$0.00	7439	sf	\$2.00	\$14,878.00	\$14,878.00
					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
	Dumpster (pulls)				\$0.00				\$0.00	10	ea	\$1,200.00	\$12,000.00	\$12,000.00
					\$0.00				\$0.00				\$0.00	\$0.00
Subtotals					Labor				Materials				Vendor / Sub	Total
					\$22,750.00				\$0.00				\$294,255.95	\$317,005.95

Sheet Total: \$317,005.95



Specialties

Project No.: CRFPD HQ
Address: 301 Meadowood Dr Carbondale CO

Date: 9/9/2026
Estimator: James Ricks
Project Duration: 5 months

[illegible]

Sheet Total:	\$8,000.00
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Equipment

Project No.: CRFPD HQ
Address: 301 Meadowood Dr Carbondale CO

Date: 9/9/2026
Estimator: James Ricks
Project Duration: 5 months

[illegible]

Sheet Total: \$45,150.00



Furnishings

Project No.: CRFPD HQ
Address: 301 Meadowood Dr Carbondale CO

Date: 9/9/2026
Estimator: James Ricks
Project Duration: 5 months

[illegible]

Sheet Total: \$26,210.98



Special Construction

Project No.: CRFPD HQ
Address: 301 Meadowood Dr Carbondale CO

Date: 9/9/2026
Estimator: James Ricks
Project Duration: 5 months

[illegible]

Sheet Total: \$0.00

CRFPD HQ Building



Conveying Systems

Project No.: CRFPD HQ
Address: 301 Meadowood Dr Carbondale CO

Date: 9/9/2026
Estimator: James Ricks
Project Duration: 5 months

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
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Sheet Total: \$0.00



Mech & Plumbing

Project No.: CRFPD HQ
Address: 301 Meadowood Dr Carbondale CO

Date: 9/9/2026
Estimator: James Ricks
Project Duration: 5 months

[illegible]

Sheet Total: \$220,946.00



Electrical

Project No.: CRFPD HQ
Address: 301 Meadowood Dr Carbondale CO

Date: 9/9/2026
Estimator: James Ricks
Project Duration: 5 months

[illegible]

Sheet Total: \$193,095.00

Project: CRFPD HQ
 Division: 2 Sitework/Demo

Bid Tabulations

7/31/2026

SCOPE			
	ASCO	Altitude	Kleen Kut
Selective Demo			
Basement			
Walls	Included	Excluded	Excluded
Ceiling tiles	Included	Excluded	Excluded
Doors and Frames	Included	Excluded	Excluded
Flooring	Included	Excluded	Excluded
Main Level			
Flooring	Included	Excluded	Excluded
Kitchen Appliances	Included	Excluded	Excluded
Kitchen Cabinets	Included	Excluded	Excluded
Acoustic	Included	Excluded	Excluded
Basement Cutting MEP	Excluded	Included	Included
Concrete Haul off	Excluded	Included	Excluded
Core Training Room 209 Floor (6)	Excluded	Included	Included
	\$28,290.00	\$7,024.00	\$12,396.32



Grand Junction Office: 970-243-0351

Project Name: 600 Lawrence Ave.

Date of Proposal 9/9/2026

Our proposal is based on **INCLUDING** the following demo and demo related items per the contract documents:

PROVIDE LABOR AND EQUIPMENT FOR THE FOLLOWING DEMO RELATED ACTIVITIES:

DEMO NOTES SHEET D1: 1; 2; 3; 4; 5; 6; 7

DEMO NOTES SHEET D1.1: 1; 2; 3; 4; 5; 6; 7.

WALL DEMO; FLOORING REMOVAL; FELTBOARD DEMO; CASEWORK AND CABNETRY; EQUIPMENT; FIXTURES AND FLOORING FINISHES REMOVAL

REMOVAL OF DEBRI TO DUMPSTERS PROVIDED BY OTHERS

ANY ADDITION WORK (T&M) TO BE BILLED AT \$100.00 per hr./ per man.

ALL PRICING IS BASED ON CURRENT PRICES AND CAN NOT BE GUARANTEED AFTER 30 DAYS FROM DATE OF PROPOSAL

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
Lines, grades and reference points for layout
Special engineering and inspections

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

Work outside of normal working hrs.(overtime)
Temp. partitions and weather enclosures
Building permits / fees / plan check costs
Back charges without prior written approval

Excess insurance coverage's

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

TOTAL: DEMO: \$28,290.00

Our proposal is based on being provided reasonable access to all work areas and enough 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 Construction.

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_____

Proposal may be withdrawn within 30 days

Signature_____



ALTITUDECUTTING@GMAIL.
COM
TOLL FREE: 1-844-WECUTIT

PROPOSAL

Revision after Core
cutting added

CLIENT: PNCI Construction Inc
553 25 1/2 Road, Grand Junction, CO 81505
James 970-242-3548
james@pnciconstruction.com

DATE: 9/8/2026

PROJECT / LOCATION		PAYMENT TERMS
301 Meadowood Dr-Carbondale CRFPD District Headquarters Slab cutting		Net 30
QTY		AMOUNT
1	Slab cutting estimated 200'LF X 6" max depth, (Additional charge for additional depth/LF), Minimum Daily Rate	\$2,340.00
1	Cores (6) 6" X 8" max depth, (Additional charge for larger size/depth)	\$1,584.00
1	Water is accessible onsite	\$0.00
1	Slurry vacuum and disposal	\$300.00
1	Mobe/demobe	\$1,300.00
1	Generator usage (Electric equipment requires specific power)	\$500.00
1	Removal of concrete 119sqft, includes equipment, dump buggies/trailer, landfill fees	\$1,000.00
	Any unexpected cutting conditions will be charged additional pricing above and beyond the proposal but not limited to increased blade wear due to excessive size of rebar, and quantity/placement of rebar.	
	Standby Fee \$100 per hour per person: Standby or delay of work: Altitude reserves the right to charge a standby or delay of work fee due to locked gates, layout not done, etc...	
	THIS BID DOES NOT INCLUDE SHORING OF COLUMNS OR ENGINEERING FOR STABILITY OF STRUCTURE .	
	Altitude does not perform layouts, these must be done prior to Altitude arriving on jobsite. Area must be cleared and ready.	
	Altitude is not responsible for the integrity of the structure due to cutting or coring and is doing so at PNCI Construction's direction.	
		\$7,024.00

ALTITUDE CUTTING AND CORING IS HAPPY TO HONOR THIS QUOTATION FOR 60DAYS. INCLUDED WITH OUR PROPOSAL ARE THE GENERAL TERMS AND CONDITIONS. BY ACCEPTING THIS PROPOSAL IS RECOGNITION THAT THIS DOCUMENT IS AN INSTRUMENT OF AGREEMENT BETWEEN BOTH CONTRACTED PARTIES.

IN LLU OF AN ADDITIONAL CONTRACT A SIGNATURE OF OFFICER OR OWNER BELOW WILL SUFFICE TO USE THIS PROPOSAL AS THE EXECUTABLE CONTRACT

SIGN: _____ DATE: _____

PRINT: _____



ALTITUDECUTTING@GMAIL.

COM

PROPOSAL

TOLL FREE: 1-844-WECUTIT

STANDARD TERMS AND CONDITIONS OF SALE

GOODS AND SERVICES SOLD BY ALTITUDE CUTTING AND CORING (ALTITUDE) ARE EXPRESSLY SUBJECT TO THE TERMS AND CONDITIONS SET FORTH BELOW. ANY DIFFERENT OR ADDITIONAL TERMS OR CONDITIONS IN CUSTOMER'S PURCHASE ORDER OR SIMILAR COMMUNICATION ARE OBJECTED TO AND SHALL NOT BE BINDING ON ALTITUDE UNLESS AGREED TO IN WRITING BY AN AUTHORIZED ALTITUDE REPRESENTATIVE. CUSTOMER'S ACCEPTANCE OF GOODS OR PERFORMANCE AND/OR PAYMENT FOR THE GOODS OR SERVICES CONSTITUTES ACCEPTANCE OF ALTITUDE'S TERMS AND CONDITIONS.

METHOD OF AUTHORIZATION: Customer may authorize ALTITUDE to proceed with work either by signing the Authorization to Proceed (ATP), a Work Order or by issuance of an acknowledgment, confirmation, purchase order or other communication, including verbal. Furthermore, you the undersigned acknowledge that you are a duly authorized officer or agent for the Customer. Regardless of the method used, these Terms and Conditions shall prevail as the basis of Customer's authorization to ALTITUDE. Any Customer document or communication in addition to or in conflict with these terms and conditions is rejected. Any amendment to the Terms and Conditions must be authorized via written Addendum and signed by both the Customer and ALTITUDE.

CUSTOMER RESPONSIBILITIES: Customer shall provide all criteria and pertinent information as to requirements for the project and designate in writing the person(s) with authority to act on Customer's behalf on all matters concerning the project. Unless otherwise notified in writing, the Customer authorizes the person(s) signing the ATP and/or the Work Order as the sole authority to act on the Customer's behalf as noted herein. Unless specified in writing by ALTITUDE to the contrary, ALTITUDE employees only provide services in the exact locations specified by writing instrument or other marking on the surfaces to be modified. ALTITUDE cannot be held liable for mis-marked or mis-located cuts, cores or service requests or the inability of our operators to perform their service because of issues related to preparation or (mis)communication. ALTITUDE is not responsible for damage to conduit, plumbing, electrical, telephone or similar embeddings that have not been located by using Ground Penetrating Radar (GPR). In the event that a Customer's representative is not available onsite to sign a completed work order the Customer by default accepts the work order to be accurate and true.

CANCELLATION: It is the customer's responsibility to provide advanced notice in the event of a schedule change or a need to cancel a scheduled service call. In the event that notification is not provided in advance ALTITUDE reserves the right to charge the customer for a service call and associated travel costs if applicable.

PRICE: Prices in effect at time of receipt or performance of services shall prevail. Only prices quoted by ALTITUDE in writing and noted as such are "Firm and Fixed". Verbal Pricing and pricing from the current "Estimator's Guideline" are guidelines only. They are based on the understanding that the Customer is familiar with ALTITUDE'S standard practices and procedures. Actual billing may be hourly and applied based on change of scope, job conditions, preparedness, material construction, excessive steel, scattered locations, difficult setups, work performed on multiple levels or in multiple locations requiring multiple setups and mobilization of equipment, other trades in the work area, etc. Prices quoted do not include standby time or removal labor unless specified in writing. Prices do not include sales tax and where applicable such taxes will be billed as a separate item and paid by Customer.

REIMBURSABLE EXPENSES: For those costs incurred on or directly for Customer's project, reimbursement shall be at ALTITUDE'S current rate for travel of service vehicles outside our standard service district, laboratory tests and analyses, special equipment services, and non-standard USPS delivery charges. Reimbursement and outside technical or professional expenses shall be on the basis of actual charges plus ten percent. **SUBCONTRACTORS:** ALTITUDE may engage subcontractors on behalf of Customer to perform any portion of the services to be provided by ALTITUDE hereunder.

ACCORD AND SATISFACTION: Any payment tendered to ALTITUDE in satisfaction of a disputed debt shall be sent to: 161 COLT CT, GRAND JUNCTION, CO 81503. ALTITUDE will not be bound by any endorsement or statement on any payment or in any letter accompanying a payment and such payment will not constitute an accord and satisfaction and ALTITUDE'S acceptance of the payment will not limit ALTITUDE'S right to pursue full payment and remedies.

DISCLAIMER OF WARRANTIES: ALTITUDE MAKES NO, AND HEREBY EXPRESSLY DISCLAIMS ALL, WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE NATURE OR QUALITY OF THE SERVICES TO BE PERFORMED HEREUNDER, INCLUDING WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

INDEMNIFICATION: Customer agrees to defend, indemnify and hold ALTITUDE harmless from any claim, liability, or defense cost for injury or loss sustained by any party from exposures allegedly caused by Customer or its subcontractors.

LIMITATION OF LIABILITY: IN NO EVENT SHALL ALTITUDE OR ITS AGENTS BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY KIND WHATSOEVER, OR FOR THE LOSS OF PROFITS OR REVENUE, OR FOR LOSS OF USE, OR FOR LOSS OF PRODUCTION OR PROGRESS OF CONSTRUCTION, WHETHER RESULTING IN ANY MANNER FROM SERVICES FURNISHED UNDER THIS AGREEMENT OR FROM ALTITUDE'S BREACH OF ANY WARRANTY OR ANY OTHER OBLIGATION OF ALTITUDE UNDER THIS AGREEMENT. THE FOREGOING LIMITATION OF DAMAGES AND DISCLAIMER OF SPECIAL, INCIDENTAL AND CONSEQUENTIAL DAMAGES SHALL APPLY TO ALL CAUSES OF ACTION WHATSOEVER ASSERTED AGAINST ALTITUDE PERTAINING TO THE PERFORMANCE OR NONPERFORMANCE OF THE SERVICES OR OF ALTITUDE'S OTHER OBLIGATIONS UNDER THIS AGREEMENT.

INSURANCE: Customer shall cause ALTITUDE and ALTITUDE Consultants to be listed as additional insureds on all general liability and property insurance policies carried by Customer which are applicable to the project. Upon request, Customer and ALTITUDE shall each deliver to the other certificates of insurance evidencing their coverage's. All policies of insurance shall contain provisions to the effect that ALTITUDE and ALTITUDE Consultant's interests are covered and that in the event of payment of any loss or damages, the insurers will have no rights of recovery against ALTITUDE or ALTITUDE'S Consultants.

OWNERSHIP OF WORK PRODUCT: ALTITUDE retains all ownership rights of all drawings, reports and other materials provided to Customer in any form including, but not limited to all copyright rights afforded by the laws of the United States, which rights are specifically reserved. Customer is authorized to use the copies provided by ALTITUDE only in connection with the project and may not assign, transfer or in any other way, use, reuse or copy the drawings, reports and other materials for any other purpose without the express written consent of ALTITUDE. Any use of the drawings, reports and other materials by Customer shall be at Customer's own risk. Customer agrees to defend, indemnify and hold ALTITUDE harmless from all claims, damages, losses, and expenses, including attorney fees, from any such claim, damage, loss or expense arising from such use.

GOVERNING LAW & GENERAL CONSIDERATIONS: This document is intended by the parties as a final, complete, and exclusive statement of the terms of their agreement. No additional or conflicting provisions in Customer's documents shall be deemed a part hereof and ALTITUDE specifically objects to and rejects any such provisions. No affirmation, representation or warranty, which is not specifically included with the agreement is a part hereof. No course of prior dealings between the parties, no usage of the trade, no representation by ALTITUDE'S agents or in ALTITUDE'S advertisements shall supplement or explain any term used in this Agreement. This agreement shall be construed in all respects under the laws of the state of Colorado without regard to the dictates of conflicts of laws thereof and the parties agree to submit to the exclusive jurisdictions and venue in the United States District Court for the Western District of Colorado, or the Circuit Court of Mesa County, Colorado. The laws of the state of Colorado shall govern the interpretation of this Agreement and shall effectuate the intent of the parties.

Company

Authorized Company Representative Name

X

Signature

Date

END OF TERMS AND CONDITIONS (Revised 6/15/2023)



CLIENT: PNCI Construction Inc DATE: 9/8/2026
553 25 1/2 Road, Grand Junction, CO 81505
James 970-242-3548
james@pnciconstruction.com

PROJECT / LOCATION		PAYMENT TERMS
301 Meadowood Dr-Carbondale CRFPD District Headquarters Slab cutting		Net 30
QTY		AMOUNT
1	Slab cutting estimated 200'LF X 6" max depth, (Additional charge for additional depth/LF), Minimum Daily Rate	\$4,885.00
1	Water is accessible onsite	\$0.00
1	Slurry vacuum and disposal	\$0.00
1	Mobe/demobe	\$0.00
1	Generator usage (Electric equipment requires specific power)	\$0.00
1	Removal of concrete 119sqft, includes equipment, dump buggies/trailer, landfill fees	\$0.00
	Any unexpected cutting conditions will be charged additional pricing above and beyond the proposal but not limited to increased blade wear due to excessive size of rebar, and quantity/placement of rebar.	
	Standby Fee \$100 per hour per person: Standby or delay of work: Altitude reserves the right to charge a standby or delay of work fee due to locked gates, layout not done, etc...	
	THIS BID DOES NOT INCLUDE SHORING OF COLUMNS OR ENGINEERING FOR STABILITY OF STRUCTURE .	
	Altitude does not perform layouts, these must be done prior to Altitude arriving on jobsite. Area must be cleared and ready.	
	Altitude is not responsible for the integrity of the structure due to cutting or coring and is doing so at PNCI Construction's direction.	
		\$4,885.00

ALTITUDE CUTTING AND CORING IS HAPPY TO HONOR THIS QUOTATION FOR 60DAYS. INCLUDED WITH OUR PROPOSAL ARE THE GENERAL TERMS AND CONDITIONS. BY ACCEPTING THIS PROPOSAL IS RECOGNITION THAT THIS DOCUMENT IS AN INSTRUMENT OF AGREEMENT BETWEEN BOTH CONTRACTED PARTIES.

IN LLU OF AN ADDITIONAL CONTRACT A SIGNATURE OF OFFICER OR OWNER BELOW WILL SUFFICE TO USE THIS PROPOSAL AS THE EXECUTABLE CONTRACT

SIGN:

DATE:

PRINT:



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METHOD OF AUTHORIZATION: Customer may authorize ALTITUDE to proceed with work either by signing the Authorization to Proceed (ATP), a Work Order or by issuance of an acknowledgment, confirmation, purchase order or other communication, including verbal. Furthermore, you the undersigned acknowledge that you are a duly authorized officer or agent for the Customer. Regardless of the method used, these Terms and Conditions shall prevail as the basis of Customer's authorization to ALTITUDE. Any Customer document or communication in addition to or in conflict with these terms and conditions is rejected. Any amendment to the Terms and Conditions must be authorized via written Addendum and signed by both the Customer and ALTITUDE.

CUSTOMER RESPONSIBILITIES: Customer shall provide all criteria and pertinent information as to requirements for the project and designate in writing the person(s) with authority to act on Customer's behalf on all matters concerning the project. Unless otherwise notified in writing, the Customer authorizes the person(s) signing the ATP and/or the Work Order as the sole authority to act on the Customer's behalf as noted herein. Unless specified in writing by ALTITUDE to the contrary, ALTITUDE employees only provide services in the exact locations specified by writing instrument or other marking on the surfaces to be modified. ALTITUDE cannot be held liable for mis-marked or mis-located cuts, cores or service requests or the inability of our operators to perform their service because of issues related to preparation or (mis)communication. ALTITUDE is not responsible for damage to conduit, plumbing, electrical, telephone or similar embedments that have not been located by using Ground Penetrating Radar (GPR). In the event that a Customer's representative is not available onsite to sign a completed work order the Customer by default accepts the work order to be accurate and true.

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INDEMNIFICATION: Customer agrees to defend, indemnify and hold ALTITUDE harmless from any claim, liability, or defense cost for injury or loss sustained by any party from exposures allegedly caused by Customer or its subcontractors.

LIMITATION OF LIABILITY: IN NO EVENT SHALL ALTITUDE OR ITS AGENTS BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY KIND WHATSOEVER, OR FOR THE LOSS OF PROFITS OR REVENUE, OR FOR LOSS OF USE, OR FOR LOSS OF PRODUCTION OR PROGRESS OF CONSTRUCTION, WHETHER RESULTING IN ANY MANNER FROM SERVICES FURNISHED UNDER THIS AGREEMENT OR FROM ALTITUDE'S BREACH OF ANY WARRANTY OR ANY OTHER OBLIGATION OF ALTITUDE UNDER THIS AGREEMENT. THE FOREGOING LIMITATION OF DAMAGES AND DISCLAIMER OF SPECIAL, INCIDENTAL AND CONSEQUENTIAL DAMAGES SHALL APPLY TO ALL CAUSES OF ACTION WHATSOEVER ASSERTED AGAINST ALTITUDE PERTAINING TO THE PERFORMANCE OR NONPERFORMANCE OF THE SERVICES OR OF ALTITUDE'S OTHER OBLIGATIONS UNDER THIS AGREEMENT.

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OWNERSHIP OF WORK PRODUCT: ALTITUDE retains all ownership rights of all drawings, reports and other materials provided to Customer in any form including, but not limited to all copyright rights afforded by the laws of the United States, which rights are specifically reserved. Customer is authorized to use the copies provided by ALTITUDE only in connection with the project and may not assign, transfer or in any other way, use, reuse or copy the drawings, reports and other materials for any other purpose without the express written consent of ALTITUDE. Any use of the drawings, reports and other materials by Customer shall be at Customer's own risk. Customer agrees to defend, indemnify and hold ALTITUDE harmless from all claims, damages, losses, and expenses, including attorney fees, from any such claim, damage, loss or expense arising from such use.

GOVERNING LAW & GENERAL CONSIDERATIONS: This document is intended by the parties as a final, complete, and exclusive statement of the terms of their agreement. No additional or conflicting provisions in Customer's documents shall be deemed a part hereof and ALTITUDE specifically objects to and rejects any such provisions. No affirmation, representation or warranty, which is not specifically included with the agreement is a part hereof. No course of prior dealings between the parties, no usage of the trade, no representation by ALTITUDE'S agents or in ALTITUDE'S advertisements shall supplement or explain any term used in this Agreement. This agreement shall be construed in all respects under the laws of the state of Colorado without regard to the dictates of conflicts of laws thereof and the parties agree to submit to the exclusive jurisdictions and venue in the United States District Court for the Western District of Colorado, or the Circuit Court of Mesa County, Colorado.

Company

Authorized Company Representative Name

X

Signature

Date



Kleen Kut Service
484 Melody Ln
Grand Junction, CO 81501
ccoffey@kleenkutservice.com

Revision after additional
cutting added

Estimate

ADDRESS

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

ESTIMATE # 1280

DATE 08/21/2026

PROJECT NAME

CRFPD District HQ

LOCATION

301 Meadowood DR,
Carbondale

PO

REVIZED - Addendum #1

DATE	DESCRIPTION	QTY OR FOOTAGE	RATE	AMOUNT
	-- Sewer trench - Perimeter only			
	8" Flat Sawing of Cured Concrete	73	18.40	1,343.20
	-- Sewer trench - Crusscuts every 18" for removal			
	8" Flat Sawing of Cured Concrete	77	18.40	1,416.80
	Labor required	1	265.00	265.00
	Mobilization for Carbondale	1	258.84	258.84
	-			
	-- Water Fountian Supply/ Drain			
	10" Core x 8" deep	1	188.60	188.60
	Labor required	1	250.00	250.00
	Mobilization for Carbondale	1	258.84	258.84
	-			
	-- Optional --cores for elecrical floor boxes			
	6" Core x 8" deep	52	141.68	7,367.36
	Labor required	2	265.00	530.00
	Mobilization for Carbondale	2	258.84	517.68
Check or ACH				
TOTAL				\$12,396.32

Accepted By

Accepted Date



KLEEN KUT
SERVICE
**CONCRETE CUTTING
& CORING**

Original

Project: CRFPD District Headquarters

Prime Contractor: PNCl

Estimate: 1280

NOTE

Kleen Kut Service recognizes that this Job does not start till October. These prices on Estimate # 1280 will be valid for that time frame.

Bid Exclusions

This Bid Proposal **does not include any demolition or removal of material** that is cut by Kleen Kut Service. Kleen Kut Service does not have the means or manpower at this time to provide said service.

Casey Coffey
Kleen Kut Services
970-243-9847
484 Melody Ln,
Grand Junction Co. 81501

484 Melody Lane, Grand Junction Co. 81504
970-243-9847



Kleen Kut Service
484 Melody Ln
Grand Junction, CO 81501
ccoffey@kleenkutservice.com

Estimate

ADDRESS

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

ESTIMATE # 1280

DATE 08/21/2026

PROJECT NAME

CRFPD District HQ

LOCATION

301 Meadowood DR, Carbondale

DATE	DESCRIPTION	QTY OR FOOTAGE	RATE	AMOUNT
	-- Sewer trench - Perimeter only			
	8" Flat Sawing of Cured Concrete	73	18.40	1,343.20
	-- Sewer trench - Crusscuts every 18" for removal			
	8" Flat Sawing of Cured Concrete	77	18.40	1,416.80
	Labor required	1	265.00	265.00
	Mobilization for Carbondale	1	258.84	258.84
	-			
	-- Optional --cores for electrical floor boxes			
	6" Core x 8" deep	52	141.68	7,367.36
	Labor required	2	265.00	530.00
	Mobilization for Carbondale	2	258.84	517.68

Check or ACH

TOTAL

\$11,698.88

Accepted By

Accepted Date

Project: CRFPD HQ
Division: 6 Woods

Date: 7/31/2026

SCOPE				
	Delta Cabinets	BTO		
Demo	Excluded	Excluded		
Kitchen Cabinets	\$54,750.00	Included		
Coffee Bar Cabinet	\$2,910.00	Included		
Countertops	Included	\$13,263.00		
Installation	Included	Included		
	\$57,660.00	\$186,513.31		



696 Industrial Blvd, Delta, Colorado 81416
970-874-8793 www.deltacabinetcompany.com

August 26, 2026

PNCI Construction
RE: CRFPD Headquarters Kitchen

CABINET STYLE: quoted in Oak wood with a stained finish, slab veneer door style with solid wood edgebanding,

- Frameless cabinet box
- 3/4" white melamine interiors
- Soft close hinges with 6 way adjustment
- Wood dovetail drawer boxes
- Full extension soft close drawer slides
- Includes 12" satin nickel pull on all cabinets

COUNTERTOPS: Solid surface acrylic material – quoted in "B" color group
Includes a 4"H backsplash

SCOPE OF WORK:

Kitchen 211 – base and wall cabinets

Solid surface countertops including passthrough countertop at
rollup door

PRICES: Cabinets and countertops with installation =

\$54,750.00

*Does not include sales tax

+ \$2,910.00 (see email)

Total \$57,660.00

VE option:

Use a 160mm (6" center) cabinet pull instead of the 12" specified would save
\$3200.00

James Ricks

From: deb deltacabinetcompany.com <deb@deltacabinetcompany.com>
Sent: Wednesday, September 9, 2026 10:57 AM
To: James Ricks
Cc: heather deltacabinetcompany.com
Subject: RE: CRFPD HQ Building renovation project - ITB

Hi, James

We did not have the coffee bar shown on Addendum #1 in our bid.

The cost to add this (2 base cabinets and a 5'3" solid surface countertop) will be an additional \$2,910.00 with installation.

Let me know if you need anything else.

Thank you,

Deb



From: James Ricks <james@pnciconstruction.com>
Sent: Tuesday, September 8, 2026 3:51 PM
To: deb deltacabinetcompany.com <deb@deltacabinetcompany.com>
Subject: RE: CRFPD HQ Building renovation project - ITB

Ms .Deb,

Just wanted to confirm that the bid you provided for the CRFPD HQ building included the coffee bar as well as the kitchen (211).

Please review and send a revision if anything needs to be added.

Thanks.

James Ricks

Pre-Construction Manager



Construction, Inc.

Address: 553 25 ½ RD
Grand Junction, CO 81505

565 25 Road, A101-102
Grand Junction, CO 81505



Designed by: Ken Boese
Cell: 970 640-8386
Email: ken@btocabinet.com

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

Provide and install cabinets, trim, hardware, and necessary material per provided bidding documents in 105 kitchen, 104 media, 203 thru 210 bedrooms, and 212 thru 215 bathrooms subject to exceptions as noted below	\$143,500.00
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.	
solid surface countertops w/4" splash where drawn and in rooms drawn in group C colors. **NOTE: groove in countertop will be subject to change order after RFI for detail**	\$13,263.00
ATERNATE**- include cabinets in offices 103, 102, and 222, cubbies in laundry room 218 and in room 216	\$17,500.00

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

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.	Subtotal	\$174,263.00
	Tax @ 0.00%	\$0.00
	Cabinet Assembly	
	Delivery	\$3,500.00
	Retail Delivery Fee	\$0.31
	Installation	\$8,750.00
	Total	\$186,513.31

Schedule of Payment:		Amount	Check No.	Date Rec'd
Deposit upon signing this contract:	50%	\$93,256.66		
Delivery payment due prior to delivery or COD.	40%	\$74,605.32		
Final payment due upon installation.	10%	\$18,651.33		

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

Dimensioned drawings will be released upon paid deposit. \$150.00 non-refundable drawing fee will be assessed if drawings are released prior to paid deposit. Drawing fee will be credited towards your purchase.

We appreciate your business! Please make checks payable to:

9/8/2026

BTO Cabinet & Design

Project: CRFPD HQ
Division: 7 Thermal and Moisture

Bid Tabulations

7/31/2026

SCOPE					
	SDI	Peak	Accurate INS		Summit Sealants
Walls - Sound Batts	Included	Included	Included		Excluded
Ceilings - Sound Batts	Included	Included	Included		Excluded
Caulking, Sealants, Fire & Smoke	Excluded	Exluded	Excluded		Included
	\$3,206.00	\$5,000.00	\$4,426.00		\$1,000.00



CRFPD HQ Renovation
Carbondale, CO

Insulation Break down from overall cost

September 11, 2026

SENT VIA EMAIL

To: Pnci

ATT: James Ricks

RE: CRFPD HQ Renovation – R2

Below is our Proposal for the above referenced project. Our proposal is based on bg Architects drawings and specifications dated 07/31/26. RFI #1 reviewed. We reserve the right to amend our pricing contingent upon review of any future issuance of documents. To furnish and install material and labor per plans and specifications with the following qualifications and exceptions:

Non Structural Metal Framing:

Qualifications

- 1) Furnish and install interior metal stud wall framing based on L/240 @ 5 psf criteria.
- 2) Furnish and install 3" slotted top track at interior partition walls.
- 3) 1 ¼" bottom track at all interior walls.
- 4) Furnish and install 7/8" hat channel at W3 walls.
- 5) Furnish and install ½" RC Deluxe channel at C1.
- 6) Furnish and install drywall grid/metal stud framing for gypsum ceilings and soffits.
- 7) Assumes CAD drawings will be available for use in layout.
- 8) Set Hollow Metal door frames in metal stud partitions (frames provided by others).

Exclusions

- 1) "Firestop" track or "Firetrack" products of any kind.
- 2) Excludes any cold rolled channel bridging at interior walls.
- 3) Excludes engineering/shop drawings for interior wall framing.
- 4) Excludes all in-wall blocking and backing for wall mounted items.

Gypsum Drywall:

Qualifications

- 1) Furnish and install 5/8" type x drywall at metal stud wall framing per wall type legend.
- 2) Furnish and install single layer of 5/8" type X drywall at gypsum ceilings and soffits.
- 3) Furnish and install 5/8" acoustic gypsum board at W1 walls & C1 ceiling. ** Note ¾" acoustic gypsum board (C1) is not available in our market.
- 4) Drywall finish on exposed interior partitions and ceilings to be Level 4, typical.
- 5) Furnish and install fire or sound sealant at head and base of rated drywall partitions.
- 6) Furnish and install 093 control joints at locations shown on drawings.
- 7) Furnish and install square drywall bead as required.



CRFPD HQ Renovation
Carbondale, CO

- 8) Furnish and install aluminum reveal bead per details on A5.0.
- 9) Includes Hilti fire spray at head of fire rated Drywall walls (per Hilti HW-D-0042 assembly).
- 10) Includes Hilti Cp 572 smoke and acoustic spray at head of sound and smoke rated walls.

Exclusions

- 1) Furnish or install of access panels.
- 2) Excludes furnishing and installation of any putty packs and/or fire and acoustic sealant at MEP penetrations / boxes.
- 3) Excludes temporary heat for drywall hanging/finishing activities. To be provided by G.C.

Batt Insulation:

Qualifications

- 1) Furnish and install unfaced fiberglass sound batt insulation in interior stud wall cavities.
- 2) Furnish and install unfaced fiberglass sound batt insulation @ C1 Ceilings.

Acoustic Ceilings:

Qualifications

- 1) Furnish and install Armstrong Soundscapes blades 16" deep x 94" x 2", standard color, direct mount. 70 Ea.
- 2) Furnish and install Hush Blocks 12" x 48" x 4", standard color. 198 Ea. Training room 209 includes 84 Ea. Hush Blocks per photo in Bidder questions and photo provided by pnci.
- 3) Furnish and install Armstrong Feltworks wall panels @ Stair 201 (224 SF). 24" x 48" x 1" panels with beveled edges in a standard color.
- 4) Remove & Replace 50ea. damaged ceiling tiles.

QUALIFICATIONS:

- 1) Pricing for materials and labor is valid for 30 days from the date on this budget.
- 2) Excludes furnishing and installation of temporary protection and temporary partitions.
- 3) Pricing includes full time supervision and includes all equipment necessary to reach our work.
- 4) All temporary heat, humidity control, ventilation, air circulation to be provided by GC. Temp heat to be maintained at minimum 55 degrees from onset of drywall finish applications and maintained through completion of project.
- 5) Proposal assumes HM frames will be on site prior to the start of metal stud wall framing.
- 6) Proposal assumes windows will be installed prior to the start of drywall hanging activities. If we are directed to install drywall prior to window installation there will be additional charges to come back and install the gypsum window returns.
- 7) Clean-up for work under this subcontract to be placed in onsite dumpsters provided by General Contractor.
- 8) Excludes All Overtime.
- 9) Bond is excluded. Add 01.5% to provide a bond.
- 10) Sales Tax is excluded.
- 11) Proposal assumes there are no fees for invoicing (Textura, Pro-Core Pay, etc.).



CRFPD HQ Renovation
Carbondale, CO

Pricing For The Above Work:

Metal Stud & Gypsum Assemblies:	\$67,700
Acoustics:	\$123,100
Total Proposal:	\$190,800

Alternate Pricing:

- **Add - Install Access Panels provided by others:** **\$240 / Each**
- **Stair 201 Add Alternate:** **\$3,200**
- **Provide the Kingspan GridSpan Ceiling @ Entry including a cold formed box beam w/ cladding to support it:** **\$37,485**
- **Omit all batt insulation:** **(\$3,206)**

This pricing is conditioned upon use of an AIA 401 (2007) Subcontract Form or other contract form acceptable to Subcontractor following any final pricing of updated drawings. If SDI is ultimately chosen for this project the final proposal will become an Attachment to the contract or part of any agreement between the contractor and SDI.

Thank you for the opportunity to submit this proposal. If you should have questions please contact me.

Respectfully submitted,

Andrew Walenga
Superior Drywall, Inc.



Project: CRFPD Headquarters
Address: 301 Meadows Dr Carbondale CO 81623
Company Name: PNCi
Contact: James Ricks

Drawing Date: 7/31/2026

Proposal by: Seth Neitzel
[✉ Seth.Neitzel@peakintco.com](mailto:Seth.Neitzel@peakintco.com)
☎ 612-558-2883
[🌐 www.mavcousa.com](http://www.mavcousa.com)

Date: 9/2/2026

WE PROPOSE: To furnish labor, materials & equipment to complete the following scope of work:

Framing	\$10,000.00
Backing	\$4,000.00
Insulation	\$5,000.00
Drywall	\$28,500.00
Ceiling and Wall Panels	\$166,000.00
TOTAL	\$213,500.00

Add Alt: Engineering and structural framing (based on 18ga framing)	\$20,000.00
--	--------------------

Please see final page for clarifications.

SCOPE OF WORK:

A1.0-A1.1

WALL

Frame

- Pro20 Framing Material

Drywall

- 5/8" Type X (W2 + W3)
- 5/8" Sound Break (W1)

Finish

- Level 4
- Fry Reglet pet A5.0

Clean

A-1.4

CEILING

Framing



Accurate Insulation of Colorado, LLC (795)

2173 River Road
GRAND JUNCTION CO 81505
(970) 241-8871 (970) 255-8906

www.accurate-insulation.net

PROPOSAL

Customer Address

PNCI CONSTRUCTION*
2067 E1/2 ROAD
GRAND JCT, CO 81507

Job Name

301 MEADOW DR - CRFPD HEADQUARTERS

Job Address

301 MEADOW DR - CRFPD HEADQUARTERS
CARBONDALE, CO 81623

Lot:

Date: 8/25/2026

Job: 8180464

Work Area	Inventory Item
Phase: 20796067 1A	PO:
Midfloor	R-30 16" x 48" - Unfaced - Batts
<i>Work Area Notes: R-30 (10") UNFACED BATT INSULATION TO THE 11 7/8" TJI 16 O.C. FRAMED MIDFLOOR (C1) ABOVE THE CLASSROOM (105) EXCLUDES ALL THE OTHER CEILING AREAS AT THIS TIME</i>	
Interior Wall	R-19 16" x 96" - Unfaced - Batts
<i>Work Area Notes: R-19 UNFACED BATT INSULATION TO THE NEW 6" METAL STUDS 16 O.C. FRAMED INTERIOR WALLS (W1) 12 AFF</i>	
Interior Wall	R-19 16" x 96" - Unfaced - Batts
<i>Work Area Notes: R-19 UNFACED BATT INSULATION TO THE NEW 6" METAL STUDS 16 O.C. FRAMED INTERIOR WALLS (W2) 12 AFF EXCLUDES ALL THE ACOUSTICAL CAULKING TO BE DONE BY OTHERS (DRYWALLERS)</i>	

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 :

\$4,426.00

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.

Ask us about Waterproofing, Fireproofing, Waterproof Deck, Blinds, Rubbermaid Closets



Accurate Insulation of Colorado, LLC (795)

2173 River Road
GRAND JUNCTION CO 81505
(970) 241-8871 (970) 255-8906

www.accurate-insulation.net

PROPOSAL

Customer Address

PNCI CONSTRUCTION*
2067 E1/2 ROAD
GRAND JCT, CO 81507

Job Name

301 MEADOW DR - CRFPD HEADQUARTERS

Job Address

301 MEADOW DR - CRFPD HEADQUARTERS
CARBONDALE, CO 81623

Lot:

Date: 8/25/2026

Job: 8180464

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

Items listed below include option(s). Signify desired options by initialing the space to the left of that item. Selected options are to be added to the contract price. Return this signed copy with the Job Proposal.

Phase	Work Area	Inventory Item	Type	Additional Charge
_____	Midfloor	R-30 16" x 48" - Unfaced - Batts	Option	\$2,820.00

*Work Area Notes: R-30 (10") R-30 UNFACED BATT INSULATION TO THE 11 7/8" TJI 16 O.C. FRAMED MIDFLOOR AS SHOWN ON DETAIL 1 ON A3.1
LIMITED TO ONLY ROOMS (101, 104, 116, AND 117)*

DATE: _____ **SIGNATURE:** _____

Ask us about Waterproofing, Fireproofing, Waterproof Deck, Blinds, Rubbermaid Closets

**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

September 1, 2026

Email: James Ricks <james@pnciconstruction.com>

301 Meadowood Dr.
Carbondale, CO 81623

Re: CRFPD Headquarters

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. Locations: New storefront at entry
2. Joints preparation – Sweeping only
3. Install backer rod to form proper sealant profile,
4. Install sealant per manufacturer's recommendations.
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 @ new Storefront can be installed for the sum of: \$ 1,000.00

ADD: Cut out and reseal existing clerestory windows, please add the sum of: \$1,300.00

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.

Project: CRFPD HQ
 Division: 8 Doors and Windows

Bid Tabulations

7/31/2026

SCOPE			
	CO Doorways	Eagle Glass	
Interior HM Door Frame	Included	Excluded	
Interior WD/HM Door Frame	Included	Excluded	
Hardware	Included	Excluded	
Install Labor	Excluded	Excluded	
Glazing	Excluded	Included	
Hardware	Included	Included	
AL Entries	Excluded	Included	
AL Storefront Systems	Excluded	Included	
Install	Excluded	Included	
Glazing	Excluded	Included	
Hardware	Excluded	Included	
Reception Desk	Excluded	Excluded	
	\$14,802.00	\$49,139.75	

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, tnemec 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: _____

DATE: 6/24/26

Proposal
Eaglite Glass LLC. DBA Eagle Glass
2520 W. Pinyon Ave.
Grand Jct. CO. 81505
Phone: (970) 245-0399

Job Number: 165959



PROPOSAL SUBMITTED TO:

PNCI Construction Inc.

STREET

553 25 1/2 Rd.

CITY STATE ZIP CODE

Grand Jct. CO. 81505

PHONE

970-242-3548

JOB NAME:

CRFPD HQ

JOB LOCATION

Carbondale

ARCHITECT - DATE OF PLANS

bj - 07/31/26

The following proposal is for:

Furnish & Install:

Curtain Wall Framing

- System: Kawneer 1600 system 1, 2-1/2" x 7-1/2"
- Finish: #40 Dark Bronze anodized

Doors

- Type: Kawneer 500 wide stile, 1-3/4" thick, 10" bottom rail, full lite.
- Pair of Doors Hardware: Per Drawings Entry/Panic

Glazing

- Interior: 1" overall thickness clear over clear tempered to code

(1) Frame A with Door 10

Total for above: \$49,139.75

Note:

Engineering costs are based on an allowance of \$ _____ 0 _____

Unforeseen costs in materials & etc. as a result of final engineering are NOT included

Design work & cost of design work is Not included in quote & to be furnished by others.

Material cost & any other associated cost as a result of engineering is not included & will be added

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.

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.

No Break Metal requirements were found, figured or quoted.

Opening dimensions to be furnished & guaranteed by contractor.

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 (2)

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 IG 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 correcting architects 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:

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/sloots

Repairs or alterations to existing items

Demolition or relocation of existing materials

Attic stock of any materials

Auto Operators or accessories

Break 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, jamps 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)
 Film, coatings, or signage including distraction/safety markers
 Final cleaning of any materials
 Flood barrier systems including any associated glazing and installation
 Freight Elevator/Man 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
 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/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-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
 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
 Multwork glazing
 Mirror not specifically called out in the scope of work
 NFRC certificates
 Penning or trim either interior or exterior
 Participation in any MBE/WBE/Veteran/LGBT program
 Participation in any OCIP, 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
 Soffit 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/Ownership 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.
 Colling, sectional, or multi-hinged doors
 Any specs, drawings, plans or other directions provided after original RFP documents without official CO
 Coordination with electricians for wiring
 Any wiring connections or labeling
 Installation of HM or wood frames, doors, or associated lites.
 VIF of HM frames, doors, or associated lites 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 "designated 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 1-1/2% 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: _____

James Ricks

From: Craig McKee <cmckee@brattonwindowanddoor.com>
Sent: Friday, August 14, 2026 9:21 AM
To: James Ricks
Subject: RE: CRFPD HQ Building renovation project - ITB

Good morning, James
I'm going to pass on this one.

Thanks
Craig McKee
BWD

From: James Ricks <james@pnciconstruction.com>
Sent: Thursday, August 6, 2026 12:26 PM
To: Craig McKee <cmckee@brattonwindowanddoor.com>
Subject: FW: CRFPD HQ Building renovation project - ITB

From: James Ricks <james@pnciconstruction.com>
Sent: Tuesday, August 4, 2026 12:05 PM
To: Craig McKee <cmckee@brattonwindowanddoor.com>
Subject: CRFPD HQ Building renovation project - ITB

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 August 11th at 1:30 PM at the CRFPD HQ Building in Carbondale.

Thank you-

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: CRFPD HQ
Division: 9 Finishes

Bid Tabulations

Date: 7/31/2026

SCOPE						
	Good Shephaerd GS	TLC Carpet One	Abbey Carpet & Floor	Gallagher's Flooring		
Flooring	\$36,353.45	\$61,095.25	\$63,080.00	\$48,994.41		
DEMO	Excluded	Excluded	Excluded	Excluded		
RB1-Rubber mat	Included	Included	Included	Included		
CPT1-Carpet tile	Included	Included	Included	Included		
Floor prep	Included	Included	Included	Included		
Base &	Included	Included	Included	Included		
	\$36,353.45	\$61,095.25	\$63,080.00	\$48,994.41		



**Good Shepherd Flooring
LLC**
2408 S Grand
Glenwood Springs, CO
81601

Estimate 2026-1732

Date

8/28/2026

Name / Address

Carbondale & Rural Fire Protection Dist.
300 Meadowood Rd
Carbondale CO 81623

Job Location

Carbondale and Rural Fire
300 Meadowood Rd
Carbondale, CO 81623

Rep

JCW

Description	Qty	Rate	Total
Provide and install commercial carpet tiles			
ROOMS:(105) Classroom 01			
(201) Entry			
(203-205) Office			
(208) Storage			
(209) Training room			
(210) Hall			
(212) IT Room			
(213-215) Office			
Per BG Architecture & Design			
Plans Dated 7.31.26 Room Finish Schedule A6.0			
Attic Stock 3 Boxes for changeouts			
Removal of existing carpet	1	2,050.00	2,050.00
Responsible refuse/recycle fee	1	120.00	120.00
Shaw Commercial Carpet		2.15	17,389.20T
Dynamo, INtelect, or Genius NYLON 24" x 24" carpet tiles	8,088		
COLOR: TBD 910 Cartons at 8.88 sf per carton			
Carpet tile Shipping 9 pallets	1	1,237.50	1,237.50
FlexLok adhesive tabs Box =150sy	8	169.00	1,352.00T
Flex lock tab carpet Installation	1	12,909.75	12,909.75
Vinyl Cove base 1080 lin ft	9	180.00	1,620.00T
Cove base adhesive	20	12.00	240.00T
Installation of new cove base	1	1,485.00	1,485.00T

-Balance not paid on completion will be delinquent and turned over for collection.
Customer is responsible for all attorney and/or collection fees if necessary to institute
collection or arbitration.

-A 35 % restocking fee plus freight will be assessed on all cancelled orders and/or stock
products returned. --Any unforeseen issues regarding installation not detailed on invoice will
be charged according to Good Shepherd Flooring standard rates

-2% Credit card fee will be charged on all Invoices paid by credit card

-Due to current market conditions, all shipping is subject to change until product arrives in
our warehouse.

Subtotal \$38,403.45

Sales Tax (0.0%) \$0.00

Total \$38,403.45

- \$2050.00 (demo) = \$36,353.45

TLC CARPET ONE FLOOR & HOME
1820 W. VICTORY WAY
CRAIG, CO 81625
Telephone: 970-824-4945 Fax: 970-824-7531

Page 1

ES601857

ESTIMATE

Sold To	Ship To
PNCI CONSTRUCTION INC. 553 25.5 ROAD GRAND JUNCTION, CO 81505	PNCI CONSTRUCTION INC. CRFPD HEADQUARTERS 301 MEADOWOOD DR. CARBONDALE -EAGLE 44-0208-AVON, CO 81623

Quote Date	Main #	PO Number	Quote Number
08/28/26	970-242-6548		ES601857

Style/Item	Color/Description	Quantity Units	Price	Extension
#7 - CARPET TILES - MATERIALS AND INSTALLATION				
CPT TILE	ALLOWANCE (\$35.00)	797.00 SYD	35.00	27,895.00
TAG100 4GAL BUCKET	PRESSURE SENSITIVE	8.00 EA	149.99	1,199.92
INSERT METAL	INSERT METAL	31.00 LF	1.25	38.75
RUBBER INSERT	BLACK	31.00 LF	1.25	38.75
4' RUBBER STAIRNOSE	BLACK	8.00 LF	2.25	18.00
PREP CARPET TILE		797.00 SF	4.50	3,586.50
CARPET TILE INSTALLATION		797.00 SY	11.00	8,767.00
TRANSITION INSTALLATION		39.00 LF	2.25	87.75
ROPPE COVE BASE 4"	BLACK	1,100.00 LF	1.49	1,639.00
COVE BASE INSTALLATION		1,100.00 LF	2.25	2,475.00
FREIGHT		797.00 SYD	2.75	2,191.75
TRIP CHARGE		8.00 EA	250.00	2,000.00
				49,937.42
#11 - RUBBER FLOORING				
DELANE	SOLID VINYL TILE (36"X36")	570.00 SF	9.55	5,443.50
FLOOR PREP - RUBBER FLOORING		570.00 SF	0.50	285.00
RUBBER FLOOR INSTALLATION		570.00 SF	5.00	2,850.00
FREIGHT		1.00 EA	175.00	175.00
TRIP CHARGE		2.00 EA	250.00	500.00
				9,253.50

— 08/28/26 —	3:23PM —
Sales Representative(s):	Material: 36,272.92
ISIAC ROOP	Service: 22,918.00
	Misc. Charges: 0.00
	Sales Tax: 1,904.33
	Misc. Tax: 0.00
	ESTIMATE TOTAL: \$61,095.25



P.O. Box 1206
Grand Junction, CO 81502
970-241-8284

PNCI Construction

August 28, 2026,

CRFPD HQ Renovation

This bid includes all of the following:

- **Carpet Tiles - \$ 46,170.00**
Mannington spec matched carpet tile - final selection by architect
Size to vary from spec - 18x18 is no longer standard
Carpet Tile Installation
- **Rubber Floor - \$ 14,510.00**
Nora Envirocare sheet rubber - final selection by architect
Sheet Installation and weld
- **Mobilization - \$ 2,400.00**

Total Bid: \$ 63,080.00

Notes:

- This bid includes minor floor prep
- This bid does not include any demo
- Building must be at manufacturer's required installation conditions prior to installation
- Surface protection after installation is NOT included in the bid
- Moisture testing not included in bid - use of all 95+ RH adhesives
- No sales tax is included in bid
- RB not included in bid as architect calls out a matching wood base

Alternatives:

- Bond - Add \$3000.00 to bid
- Rubber Tiles - Same Spec but in tile format/no welding - Reduce Bid \$3,750.

Thank you for the opportunity to bid please contact jjacobson@abbeycolo.com with any questions or comments.

Jeff Jacobson
President

A handwritten signature in blue ink, appearing to read "Jeff Jacobson", is written over the printed name and title.

Gallagher's Flooring

PNCI Construction Inc.
Project: CRFPD HQ Building Renovation

8/18/2026

09 68 13 Tile Carpeting = \$34,644.32

09 65 16 Resilient Flooring = \$8,766.82

09 65 13 Resilient Base and Accessories = \$4,984.76

Grand Total =\$48,395.90

LVT in basement may need patched in with walls moving. This quote includes 2 boxes to patch. Total = \$598.51

*Tear out not included.

Total with LVT included = \$48,994.41

Gallagher's Flooring, LLC
Ashley Brock

09 68 13 Tile Carpeting

CPT: Mohawk Group Collection Learn & Live style Side Stripe color TBD
7,272 sft @ \$2.69 = \$19,561.68

Adhesive M700 4/Gal 10 pc @ \$194.67 = \$1,946.70

Ardex Feather Finish 61 pc @ \$27.59 = \$1,682.99

VD Primer 2.5/Gal 5 pc @ \$108.99 = \$544.95

Sales Tax = Exempt

Prep Subfloor = \$4,072.32

Install Carpet Tiles = \$6,835.68

Total = \$34,644.32

06 65 16 Resilient Flooring

RF: Mohawk Group Creative Terrain size 36"x36" color TBD
594 sft @ \$8.51 = \$5,054.94

Adhesive Total Bond 2/Gal 2 pc @ \$302.67 = \$605.34

Ardex Feather Finish 5 pc @ \$27.59 = \$137.95

VD Primer 1.25/Gal 1 pc @ \$57.99 = \$57.99

Sales Tax = Exempt

Prep Subfloor = \$386.10

Seal Rubber Floor = \$558.36

Install Rubber Tile = \$1,966.14

Total = \$8,766.82

09 65 13 Resilient Base & Accessories

RB: Johnsonite Tarkett Rubber Cove Base 4" with toe coils color TBD
1,440 lf @ \$1.39 = \$2,001.60

Cove Base Adhesive 24 pc @ \$10.99 = \$263.76

Transition TBD 2 pc @ \$36.00 = \$72.00

Freight = \$185.00

Sales Tax = Exempt

Install Cove Base = \$2,390.40

Install Trim = \$72.00

Total = \$4,984.76

LVT: Mohawk Group Living Local 12"x24" color Silver Plate
72 sft @ \$3.36 = \$241.92

Adhesive M700 1/Gal 1 pc @ \$64.00 = \$64.00

Ardex Feather Finish 1 pc @ \$27.59 = \$27.59

Sales Tax = Exempt

Patch LVT = \$265.00

Total = \$598.51

Project: CRFPD HQ PAINT
Division: 9 Finishes

Date: 7/31/2026

SCOPE				
	Homer's Painting	Innovative Painting System	HML	
Paint				
PT1-walls/ceilings	Included	Included	Included	
ST1-Stained WD Beams - prep & finish	Included	Included	Included	
Door Frames	Included	Excluded	Included	

	\$19,585.00	\$21,025.00	\$45,200.00	

Homer's Painting
 115 E Vista Dr
 Silt, CO 81652 USA
 +19704566751
 homerspainting51@gmail.com

Estimate



ADDRESS
PNCI Construction INC. CRFPD HQ Building Carbondale Co.

ESTIMATE #	DATE	
1399	09/01/2026	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Sales	Prep and Paint Classroom 01 105, storge 106,109,111, EMT Training 110, Mechanical 113, Bathroom M 118, Bathroom W 119, Ten door Jambs			19,585.00

Terms and Conditions: The price I am providing is for Labor and Materials, Applying two coats of finish paint on Walls no ceilings. We will tape caulk as needed. After we apply second coat of finish paint on any surface it is consider finish any touch up or repaint will be T&M at \$ 65.00 an hour, any change orders will be T&M at \$ 65.00. We will be using Sherwin- Williams products. Before starting the Job I do require 35% of total price and the other 65% can get paid when the job is finished.

SUBTOTAL	19,585.00
TAX	0.00
TOTAL	\$19,585.00

Accepted By

Accepted Date



PO Box 558 Silt, CO 81652
970.963.1245
www.innovativepaintingco.com
When Quality & Dependability Count

September 8, 2026

Project: CRFPD HQ Building
Project ID: 01-26-198
Trade: Painting

Work Included: *Labor & Materials*

Prime and paint the gypsum ceiling in Classroom 01
Prime and paint the specified gypsum walls
Finishes are per the Room Finish Schedule
Addendum #1
Clean up daily

Price: \$21,025.00

Exclusions:

Casework/Millwork	Exterior Finishes
Doors/Frames	Floor Finishes
Existing Areas	FRP Finishes
Intumescent Coatings	Stairs/Railings
Traffic/Pedestrian Markings	Windows

Alternates:

N/A

Notes:

Our Charge Rate for additional items is \$75/hr.
This estimate must be attached to subcontract.

*Thank you for considering our bid,
Innovative Painting Systems, Inc.*

General Contractor or Owner Signature

HML Drywall LLC

424 32 Rd Trlr 212
Clifton, CO 81520
(970) 778-8077

CRFPD HQ Building Renovation Project August 28th 2026

We Propose to Furnish All Labor, Material and Equipment, in accord with the specifications described below

Scope of work: Framing

Drawing set 7/31/2026

Includes material and labor according to project manual and drawings (Wall type W1 and W2)

Labor and Material: \$ 15,200

Scope of work: Drywall

Drawing set 7/31/2026

Includes Materials and Labor according to project manual and drawings (wall types W1, W2, W3 and ceiling type C1).

For any patch work, an amount will be provided for approval prior to completing the work.

Labor and Material: \$ 37,500

Exclude Canopy Ceiling System and Sound Blades

Scope of work: Paint

Drawing set 7/31/2026

Includes Materials and Labor according to project manual and drawings.

Labor and Material: \$ 45,200

Add Alternate for Bonding: \$3,430

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: CRFPD HQ DRYWALL + Framing
 Division: 9 Finishes

Bid Tabulations

7/31/2026

SCOPE				
	SDI	Peak	HML	
W1 2x4 Staggered 5/8" GYP	Included	Included	Included	
W3 2x4 5/8" GYP	Included	Included	Included	
W4 2x4 w/1/2" air gap 5/8" GYP	Included	Included	Included	
Furr EO FDN walls	Included	Included	Included	
FRP1-FRP wall finish	Included	Included	Included	
Wall patch/repair MEP	Included	Included	Included	
C-1	Included	Included	Included	
Sound				
6" Sound Blades	Included	Included	Excluded	
1" Feltboard Wall Treatments	Included	Included	Excluded	
Kingspan Entry Ceiling	\$37,485.00	Excluded	Excluded	
Same Scope Items	\$190,800.00	\$213,500.00	\$37,500.00	
Total with Kingspan	\$228,285.00			



CRFPD HQ Renovation
Carbondale, CO

Revision with Kingspan added

September 11, 2026

SENT VIA EMAIL

To: Pnci

ATT: James Ricks

RE: CRFPD HQ Renovation – R2

Below is our Proposal for the above referenced project. Our proposal is based on bg Architects drawings and specifications dated 07/31/26. RFI #1 reviewed. We reserve the right to amend our pricing contingent upon review of any future issuance of documents. To furnish and install material and labor per plans and specifications with the following qualifications and exceptions:

Non Structural Metal Framing:

Qualifications

- 1) Furnish and install interior metal stud wall framing based on L/240 @ 5 psf criteria.
- 2) Furnish and install 3" slotted top track at interior partition walls.
- 3) 1 ¼" bottom track at all interior walls.
- 4) Furnish and install 7/8" hat channel at W3 walls.
- 5) Furnish and install ½" RC Deluxe channel at C1.
- 6) Furnish and install drywall grid/metal stud framing for gypsum ceilings and soffits.
- 7) Assumes CAD drawings will be available for use in layout.
- 8) Set Hollow Metal door frames in metal stud partitions (frames provided by others).

Exclusions

- 1) "Firestop" track or "Firetrack" products of any kind.
- 2) Excludes any cold rolled channel bridging at interior walls.
- 3) Excludes engineering/shop drawings for interior wall framing.
- 4) Excludes all in-wall blocking and backing for wall mounted items.

Gypsum Drywall:

Qualifications

- 1) Furnish and install 5/8" type x drywall at metal stud wall framing per wall type legend.
- 2) Furnish and install single layer of 5/8" type X drywall at gypsum ceilings and soffits.
- 3) Furnish and install 5/8" acoustic gypsum board at W1 walls & C1 ceiling. ** Note ¾" acoustic gypsum board (C1) is not available in our market.
- 4) Drywall finish on exposed interior partitions and ceilings to be Level 4, typical.
- 5) Furnish and install fire or sound sealant at head and base of rated drywall partitions.
- 6) Furnish and install 093 control joints at locations shown on drawings.
- 7) Furnish and install square drywall bead as required.



CRFPD HQ Renovation
Carbondale, CO

- 8) Furnish and install aluminum reveal bead per details on A5.0.
- 9) Includes Hilti fire spray at head of fire rated Drywall walls (per Hilti HW-D-0042 assembly).
- 10) Includes Hilti Cp 572 smoke and acoustic spray at head of sound and smoke rated walls.

Exclusions

- 1) Furnish or install of access panels.
- 2) Excludes furnishing and installation of any putty packs and/or fire and acoustic sealant at MEP penetrations / boxes.
- 3) Excludes temporary heat for drywall hanging/finishing activities. To be provided by G.C.

Batt Insulation:

Qualifications

- 1) Furnish and install unfaced fiberglass sound batt insulation in interior stud wall cavities.
- 2) Furnish and install unfaced fiberglass sound batt insulation @ C1 Ceilings.

Acoustic Ceilings:

Qualifications

- 1) Furnish and install Armstrong Soundscapes blades 16" deep x 94" x 2", standard color, direct mount. 70 Ea.
- 2) Furnish and install Hush Blocks 12" x 48" x 4", standard color. 198 Ea. Training room 209 includes 84 Ea. Hush Blocks per photo in Bidder questions and photo provided by pnci.
- 3) Furnish and install Armstrong Feltworks wall panels @ Stair 201 (224 SF). 24" x 48" x 1" panels with beveled edges in a standard color.
- 4) Remove & Replace 50ea. damaged ceiling tiles.

QUALIFICATIONS:

- 1) Pricing for materials and labor is valid for 30 days from the date on this budget.
- 2) Excludes furnishing and installation of temporary protection and temporary partitions.
- 3) Pricing includes full time supervision and includes all equipment necessary to reach our work.
- 4) All temporary heat, humidity control, ventilation, air circulation to be provided by GC. Temp heat to be maintained at minimum 55 degrees from onset of drywall finish applications and maintained through completion of project.
- 5) Proposal assumes HM frames will be on site prior to the start of metal stud wall framing.
- 6) Proposal assumes windows will be installed prior to the start of drywall hanging activities. If we are directed to install drywall prior to window installation there will be additional charges to come back and install the gypsum window returns.
- 7) Clean-up for work under this subcontract to be placed in onsite dumpsters provided by General Contractor.
- 8) Excludes All Overtime.
- 9) Bond is excluded. Add 01.5% to provide a bond.
- 10) Sales Tax is excluded.
- 11) Proposal assumes there are no fees for invoicing (Textura, Pro-Core Pay, etc.).



CRFPD HQ Renovation
Carbondale, CO

Pricing For The Above Work:

Metal Stud & Gypsum Assemblies:	\$67,700
Acoustics:	\$123,100
Total Proposal:	\$190,800

Alternate Pricing:

- **Add - Install Access Panels provided by others:** **\$240 / Each**
- **Stair 201 Add Alternate:** **\$3,200**
- **Provide the Kingspan GridSpan Ceiling @ Entry including a cold formed box beam w/ cladding to support it:** **\$37,485**
- **Omit all batt insulation:** **(\$3,206)**

This pricing is conditioned upon use of an AIA 401 (2007) Subcontract Form or other contract form acceptable to Subcontractor following any final pricing of updated drawings. If SDI is ultimately chosen for this project the final proposal will become an Attachment to the contract or part of any agreement between the contractor and SDI.

Thank you for the opportunity to submit this proposal. If you should have questions please contact me.

Respectfully submitted,

Andrew Walenga
Superior Drywall, Inc.



CRFPD HQ Renovation
Carbondale, CO

Original

August 28, 2026

SENT VIA EMAIL

To: Pnci

ATT: James Ricks

RE: CRFPD HQ Renovation

Below is our Proposal for the above referenced project. Our proposal is based on bg Architects drawings and specifications dated 07/31/26. RFI #1 reviewed. We reserve the right to amend our pricing contingent upon review of any future issuance of documents. To furnish and install material and labor per plans and specifications with the following qualifications and exceptions:

Non Structural Metal Framing:

Qualifications

- 1) Furnish and install interior metal stud wall framing based on L/240 @ 5 psf criteria.
- 2) Furnish and install 3" slotted top track at interior partition walls.
- 3) 1 1/4" bottom track at all interior walls.
- 4) Furnish and install 7/8" hat channel at W3 walls.
- 5) Furnish and install 1/2" RC Deluxe channel at C1.
- 6) Furnish and install drywall grid/metal stud framing for gypsum ceilings and soffits.
- 7) Assumes CAD drawings will be available for use in layout.
- 8) Set Hollow Metal door frames in metal stud partitions (frames provided by others).

Exclusions

- 1) "Firestop" track or "Firetrack" products of any kind.
- 2) Excludes any cold rolled channel bridging at interior walls.
- 3) Excludes engineering/shop drawings for interior wall framing.
- 4) Excludes all in-wall blocking and backing for wall mounted items.

Gypsum Drywall:

Qualifications

- 1) Furnish and install 5/8" type x drywall at metal stud wall framing per wall type legend.
- 2) Furnish and install single layer of 5/8" type X drywall at gypsum ceilings and soffits.
- 3) Furnish and install 5/8" acoustic gypsum board at W1 walls & C1 ceiling. ** Note 3/4" acoustic gypsum board (C1) is not available in our market.
- 4) Drywall finish on exposed interior partitions and ceilings to be Level 4, typical.
- 5) Furnish and install fire or sound sealant at head and base of rated drywall partitions.
- 6) Furnish and install 093 control joints at locations shown on drawings.
- 7) Furnish and install square drywall bead as required.



CRFPD HQ Renovation
Carbondale, CO

- 8) Furnish and install aluminum reveal bead per details on A5.0.
- 9) Includes Hilti fire spray at head of fire rated Drywall walls (per Hilti HW-D-0042 assembly).
- 10) Includes Hilti Cp 572 smoke and acoustic spray at head of sound and smoke rated walls.

Exclusions

- 1) Furnish or install of access panels.
- 2) Excludes furnishing and installation of any putty packs and/or fire and acoustic sealant at MEP penetrations / boxes.
- 3) Excludes temporary heat for drywall hanging/finishing activities. To be provided by G.C.

Batt Insulation:

Qualifications

- 1) Furnish and install unfaced fiberglass sound batt insulation in interior stud wall cavities.
- 2) Furnish and install unfaced fiberglass sound batt insulation @ C1 Ceilings.

Acoustic Ceilings:

Qualifications

- 1) Furnish and install Armstrong Soundscapes blades 16" deep x 94" x 2", standard color, direct mount. 70 Ea.
- 2) Furnish and install Hush Blocks 12" x 48" x 4", standard color. 198 Ea. Training room 209 includes 84 Ea. Hush Blocks per photo in Bidder questions and photo provided by pnci.
- 3) Furnish and install Armstrong Feltworks wall panels @ Stair 201 (224 SF). 24" x 48" x 1" panels with beveled edges in a standard color.
- 4) Remove & Replace 50ea. damaged ceiling tiles.

QUALIFICATIONS:

- 1) Pricing for materials and labor is valid for 30 days from the date on this budget.
- 2) Excludes furnishing and installation of temporary protection and temporary partitions.
- 3) Pricing includes full time supervision and includes all equipment necessary to reach our work.
- 4) All temporary heat, humidity control, ventilation, air circulation to be provided by GC. Temp heat to be maintained at minimum 55 degrees from onset of drywall finish applications and maintained through completion of project.
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- 10) Sales Tax is excluded.
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CRFPD HQ Renovation
Carbondale, CO

Pricing For The Above Work:

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This pricing is conditioned upon use of an AIA 401 (2007) Subcontract Form or other contract form acceptable to Subcontractor following any final pricing of updated drawings. If SDI is ultimately chosen for this project the final proposal will become an Attachment to the contract or part of any agreement between the contractor and SDI.

Thank you for the opportunity to submit this proposal. If you should have questions please contact me.

Respectfully submitted,

Andrew Walenga
Superior Drywall, Inc.



Project: CRFPD Headquarters
Address: 301 Meadows Dr Carbondale CO 81623
Company Name: PNCi
Contact: James Ricks

Drawing Date: 7/31/2026

Proposal by: Seth Neitzel
[✉ Seth.Neitzel@peakintco.com](mailto:Seth.Neitzel@peakintco.com)
☎ 612-558-2883
[🌐 www.mavcousa.com](http://www.mavcousa.com)

Date: 9/2/2026

WE PROPOSE: To furnish labor, materials & equipment to complete the following scope of work:

Framing	\$10,000.00
Backing	\$4,000.00
Insulation	\$5,000.00
Drywall	\$28,500.00
Ceiling and Wall Panels	\$166,000.00
TOTAL	\$213,500.00

Add Alt: Engineering and structural framing (based on 18ga framing)	\$20,000.00
--	--------------------

Please see final page for clarifications.

SCOPE OF WORK:

A1.0-A1.1

WALL

Frame

- Pro20 Framing Material

Drywall

- 5/8" Type X (W2 + W3)
- 5/8" Sound Break (W1)

Finish

- Level 4
- Fry Reglet pet A5.0

Clean

A-1.4

CEILING

Framing



Project: CRFPD Headquarters
Address: 301 Meadows Dr Carbondale CO 81623
Company Name: PNCi
Contact: James Ricks

Drawing Date: 7/31/2026

Proposal by: Seth Neitzel

[✉ Seth.Neitzel@peakintco.com](mailto:Seth.Neitzel@peakintco.com)

☎ 612-558-2883

🌐 www.mavcousa.com

- C1
 - 7/8" Hat Channel
- Insulation
 - R30 (C1)
- Drywall
 - 3/4" Acoustic Gypsum Ceiling Board

ACOUSTICAL PANELS

- Proposed substitution:
CONWED

A1.5

- Install
 - 12"x48" Hushblocks at walls**
*Includes 4" Fiberglass | Guilford Felt 9900 One Color TBD |
Square, Hardened Edges | Z-Bar to Z-Bar mounting*
 - 16"x96 Soundblades at ceilings**
*Includes Scrim Wrap + 1/2" Fiberglass + 1/2" Fiberglass + Scrim Wrap |
Standard White Paint (No Texture) |
Square, Hardened Edges | Baffle Hanger mounting*

PRICING GOOD TILL 2027.

This Proposal is to be attached to the contract and recognized as a contract document Exhibit

EXCLUSIONS:

- Access Panel (Furnish or install)
- Demolition
- Semi-translucent canopy at entry foyer, by roofer
- Structural Framing
- Engineering
- Shop Drawings
- Wood framing
- Touch up on shown as existing
- Roof Insulation
- Shift Work or Premium Time (Based on a 40-hour work week)
- Work in Attic or Crawl Spaces, unless noted above



Project: CRFPD Headquarters
Address: 301 Meadows Dr Carbondale CO 81623
Company Name: PNCi
Contact: James Ricks

Drawing Date: 7/31/2026

Proposal by: Seth Neitzel

[✉ Seth.Neitzel@peakintco.com](mailto:Seth.Neitzel@peakintco.com)

 612-558-2883

 www.mavcousa.com

- **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**
- **Inspections, Certifications, Permits and Testing**
- **Builders Risk Insurance and Deductible**
- **Lay down area**
- **Clear access for delivery and stocking of materials.**

NOTES:



Project: CRFPD Headquarters
Address: 301 Meadows Dr Carbondale CO 81623
Company Name: PNCi
Contact: James Ricks

Drawing Date: 7/31/2026

Proposal by: Seth Neitzel

[✉ Seth.Neitzel@peakintco.com](mailto:Seth.Neitzel@peakintco.com)

 612-558-2883

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- **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.

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.

DOOR SCHEDULE										
TAG	WIDTH	HEIGHT	OPERATION	PANEL MATERIAL	FRAME MATERIAL	PANEL ELEVATION	FRAME ELEVATION	HARDWARE	FIRE RATING	COMMENTS
01	3'-6"	6'-8"	LH	WOOD	WOOD	A	A	KEYED	N/A	
02	3'-6"	6'-8"	LHR	WOOD/GLASS	WOOD	B	A	PUSH/PULL PLATE	N/A	
03	3'-0"	6'-8"	LHR	WOOD/GLASS	WOOD	B	A	CLASSROOM	N/A	
04	3'-0"	6'-8"	RHR	WOOD	WOOD	A	A	KEYED	N/A	
05	6'-0"	6'-8"	DOUBLE OUTSWING	WOOD	WOOD	A	A	KEYED	N/A	
06	6'-0"	6'-8"	DOUBLE OUTSWING	WOOD	WOOD	A	A	KEYED	N/A	
07	6'-0"	6'-8"	DOUBLE OUTSWING	WOOD	WOOD	A	A	KEYED	N/A	
08	3'-0"	6'-8"	RHR	WOOD/GLASS	WOOD	B	A	CLASSROOM	N/A	
09	3'-0"	6'-8"	LH	WOOD	WOOD	A	A	KEYED	N/A	
10	6'-0"	7'-0"	DOUBLE OUTSWING	METAL/GLASS	METAL	C	RE: WINDOW SCHEDULE	ENTRY/PANIC	N/A	PANEL SIZE ONLY. INCLUDE ELECTRICAL LOCKING AND ENTRY HARDWARE TO BE CONTROLLED FROM RECEPTION

DOOR SCHEDULE NOTES:

- EXISTING HARDWARE AT EXISTING TO REMAIN DOORS PERMITTED TO REMAIN.
- EXISTING TO REMAIN DOORS ARE NOT NOTED IN SCHEDULE. PROTECT EXISTING TO REMAIN DOORS AND TRIM AS NECESSARY THROUGH DEMOLITION AND NEW CONSTRUCTION.
- ALL NEW DOORS TO BE INSTALLED, FLASHED, AND SEALED PER MANUFACTURERS INSTALLATION INSTRUCTIONS. IN THE EVENT OF A CONFLICT BETWEEN THE MANUFACTURER AND THE ARCHITECT DRAWINGS, GC TO NOTIFY ARCHITECT.
- GC TO REVIEW ALL DOOR UNIT SIZES AND PROVIDE SUBMITTAL FOR ARCHITECT REVIEW PRIOR TO ORDERING.

DOOR TYPE: A

DOOR TYPE: B

DOOR TYPE: C

FRAME TYPE: A

FRAME TYPE: B

TAG	WIDTH	HEIGHT	SILL HEIGHT	OPERATION	TEMPERED	COMMENTS
A	14'-8"	14'-2"	0'-0"	FIXED	YES	INTERIOR STOREFRONT. REFER TO ELEVATIONS. MATCH MULLION AND HORIZONTAL PATTERN TO EXISTING TO REMAIN EXTERIOR STOREFRONT

STOREFRONT SCHEDULE NOTES:

- REFER TO STOREFRONT ELEVATIONS FOR DETAILS ON MULLION LOCATIONS AND DETAILS.

STOREFRONT ELEVATION

EXISTING STOREFRONT FOR REFERENCE

DESIGN INTENT: MATCH EXISTING TO REMAIN STOREFRONT IN SIZE AND SPACING OF MULLIONS TO TOP OF CMU WALL

WALL ASSEMBLIES

TAG	SECTION DETAIL	SIDE 1	STRUCTURE	SIDE 2	NOTES
W1	SIDE 1 SIDE 2	6/8" ACOUSTIC GYPSUM WALLBOARD	6" STEEL STUD ACOUSTIC BATTS IN CAVITY	6/8" ACOUSTIC GYPSUM WALLBOARD	
W2	SIDE 1 SIDE 2	6/8" GYPSUM WALLBOARD	6" STEEL STUD ACOUSTIC BATTS IN CAVITY	6/8" GYPSUM WALLBOARD	
W3	SIDE 1	6/8" GYPSUM WALL BOARD	7/8" STEEL HAT CHANNEL ON EXISTING CONCRETE FDN WALL	N/A	

CEILING ASSEMBLIES

TAG	SECTION DETAIL	DESCRIPTION	NOTES
C1		3/4" ACOUSTIC GYPSUM BOARD ON 7/8" RESILIENT HAT CHANNEL, SPACED 24" O.C., ATTACHED TO EXISTING FRAMING FILL EXISTING JOIST CAVITY WITH MIN. 7" ACOUSTIC BATT INSULATION	REFER TO STRUCTURAL AND FINISH SCHEDULE

EQUIPMENT SCHEDULE

TAG	DESCRIPTION	QTY
E1	30" WIDE REFRIGERATOR	2
E2	30" WIDE FREEZER	1
E3	24" WIDE WARMING DRAWER	2
E4	24" WIDE DISHWASHER	1
E5	36" WIDE ELECTRIC RANGE AND OVEN	1

EQUIPMENT NOTES:

- REFER TO SHEET A4.0 FOR EQUIPMENT LOCATIONS

FINISH SCHEDULE

TAG	DESCRIPTION
RB1	RUBBER MAT FLOORING
CPT1	CARPET TILE
PT1	WHITE PAINT
ST1	STAINED WOOD

ROOM FINISH SCHEDULE

ROOM NAME	RM NUMBER	WALLS	FLOOR	CEILING
ENTRY	101	N/A	N/A	N/A
OFFICE	102	N/A	N/A	N/A
OFFICE	103	N/A	N/A	N/A
OFFICE	104	N/A	N/A	N/A
CLASSROOM 01	105	PT1	CPT1	PT1
STORAGE	106	PT1	N/A	N/A
OFFICE	107	N/A	N/A	N/A
STORAGE	108	N/A	N/A	N/A
STORAGE	109	PT1	N/A	N/A
EMT TRAINING	110	PT1	N/A	N/A
STORAGE	111	PT1	N/A	N/A
STORAGE	112	N/A	N/A	N/A
MECHANICAL	113	PT1	N/A	N/A
STORAGE	114	N/A	N/A	N/A
STORAGE	115	N/A	N/A	N/A
MECHANICAL	116	N/A	N/A	N/A
IT ROOM	117	N/A	N/A	N/A
M. BATHROOM	118	PT1	N/A	N/A
W. BATHROOM	119	PT1	N/A	N/A
ENTRY	201	N/A	CPT1	N/A
ATRIUM	202	N/A	RB1	N/A
OFFICE	203	N/A	CPT1	N/A
OFFICE	204	N/A	CPT1	N/A
OFFICE	205	N/A	CPT1	N/A
W. BATHROOM	206	N/A	N/A	N/A
M. BATHROOM	207	N/A	N/A	N/A
STORAGE	208	N/A	CPT1	N/A
TRAINING ROOM	209	N/A	CPT1	N/A
HALL	210	N/A	CPT1	N/A
KITCHEN	211	N/A	N/A	N/A
IT ROOM	212	N/A	CPT1	N/A
OFFICE	213	N/A	CPT1	N/A
OFFICE	214	N/A	CPT1	N/A
OFFICE	215	N/A	CPT1	N/A

ROOM FINISH NOTES:

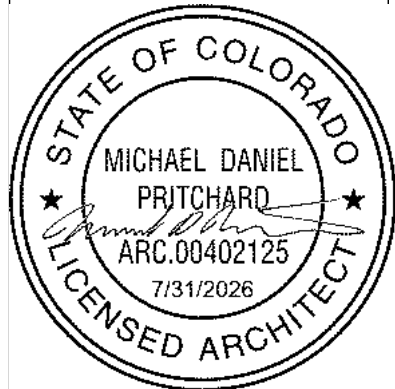
- AT LOCATIONS WHERE SELECTIVE DEMOLITION TAKES PLACE, FINISH WALLS TO MATCH EXISTING CONDITIONS.
- REFER TO FINISH SCHEDULE FOR INFORMATION ON FINISHES.
- ALL NEW TRIM TO MATCH EXISTING WD PROFILE, SIZE, AND FINISH. TYPICAL AT ALL NEW ROOMS AND FRAMING.

ACOUSTIC TREATMENT NOTES:

- AT ENTRY 201: PROVIDE 330 SQFT. OF 16" SOUNDBLADES SPACED 12" O.C. PER REFLECTED CEILING PLAN. PROVIDE 330 SQFT. OF 4" HUSHBLOCKS APPLIED TO WALLS PER SECTIONS.
- AT TRAINING ROOM 209: REPLACE ALL EXISTING FELTBOARD WITH TWO ROWS OF THREE 12" X 48" HUSHBLOCKS (VERTICAL ORIENTATION), SPACED 16" O.C.. MATCH BOTTOM PANEL OF BOTTOM ROW OF HUSHBLOCKS TO BOTTOM OF EXISTING FELTBOARD FOR ELEVATION, TYP. AT ALL FELTBOARD IN TRAINING ROOM 209.
- AT HALL 210: PROVIDE 150 SQFT. OF 16" SOUNDBLADES SPACED 12" O.C. PER REFLECTED CEILING PLAN. PROVIDE 150 SQFT. OF 4" HUSHBLOCKS APPLIED TO WALLS PER REFLECTED CEILING PLAN.
- STAIR IN ENTRY 201: PROVIDE 224 SQFT. OF 1" DEEP FELTBOARD DIRECTLY APPLIED TO THE WALLS.
- REFER TO MANUFACTURER SPECIFICATIONS FOR MORE INFORMATION.

bg ARCHITECTURE & DESIGN
214 Midland Ave
Basalt, CO 81621
970.948.6709
barry.gereb@bgdadaspen.com

CRFPD HEADQUARTERS
301 MEADOWOOD DR.
CARBONDALE, CO. 81623

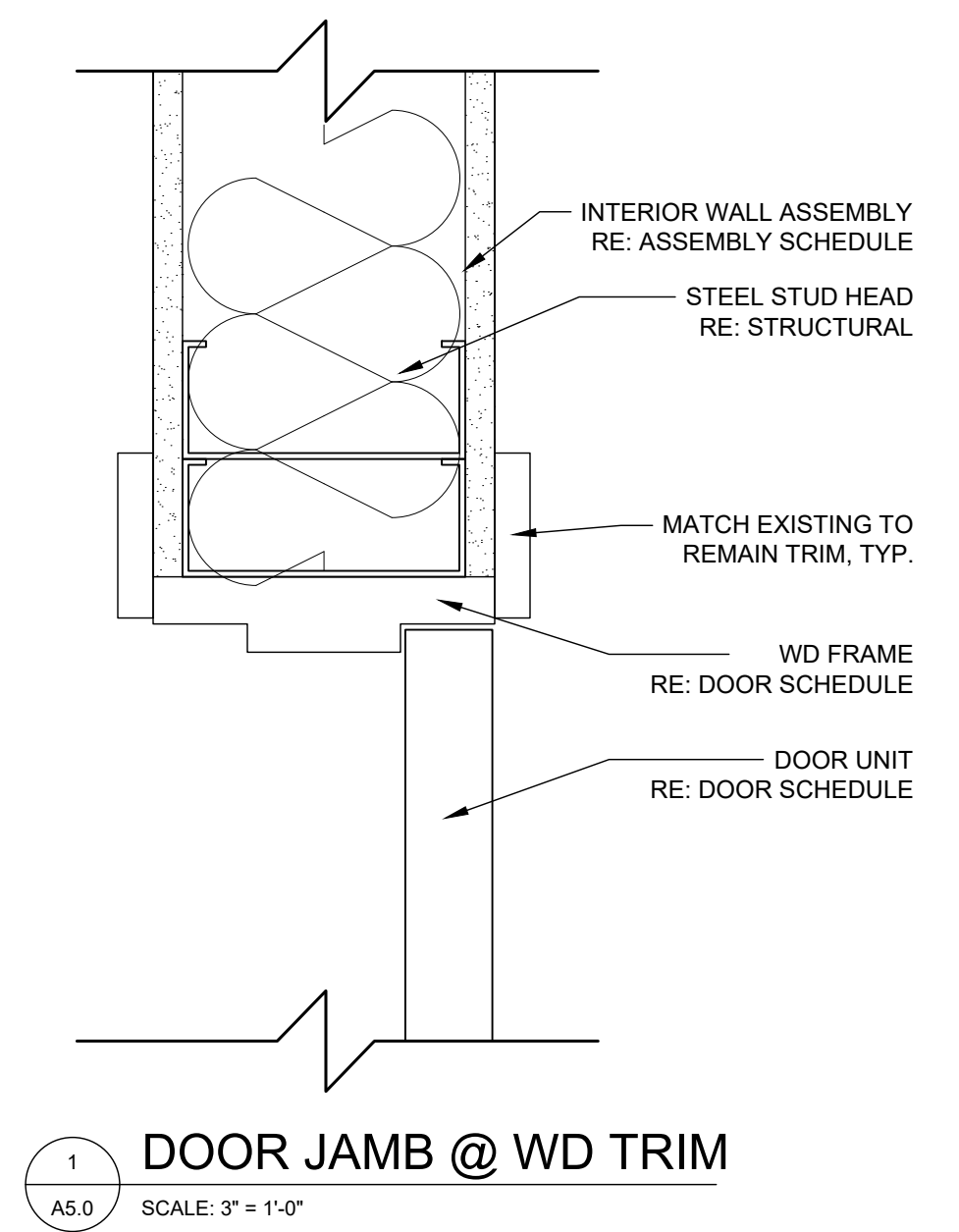
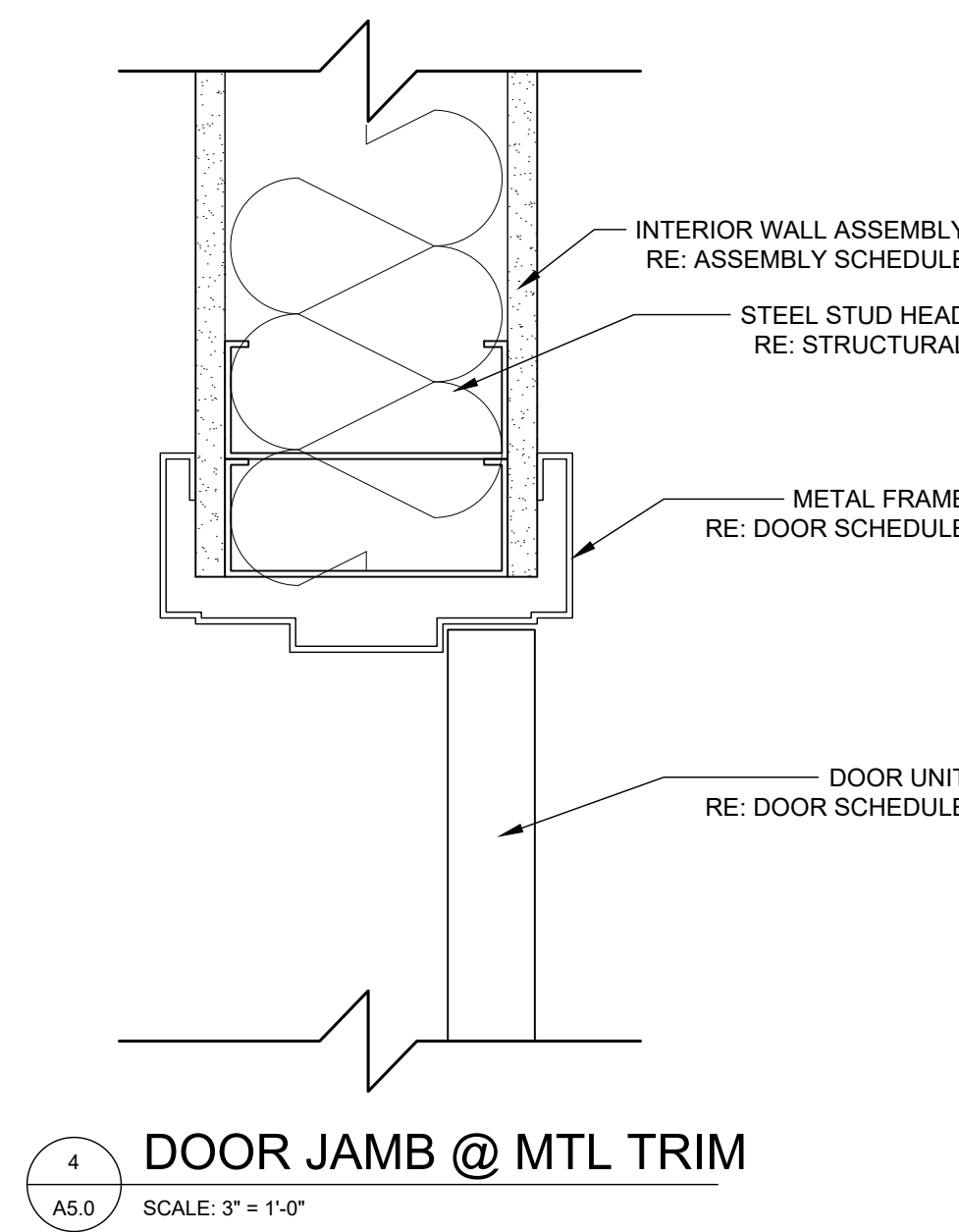
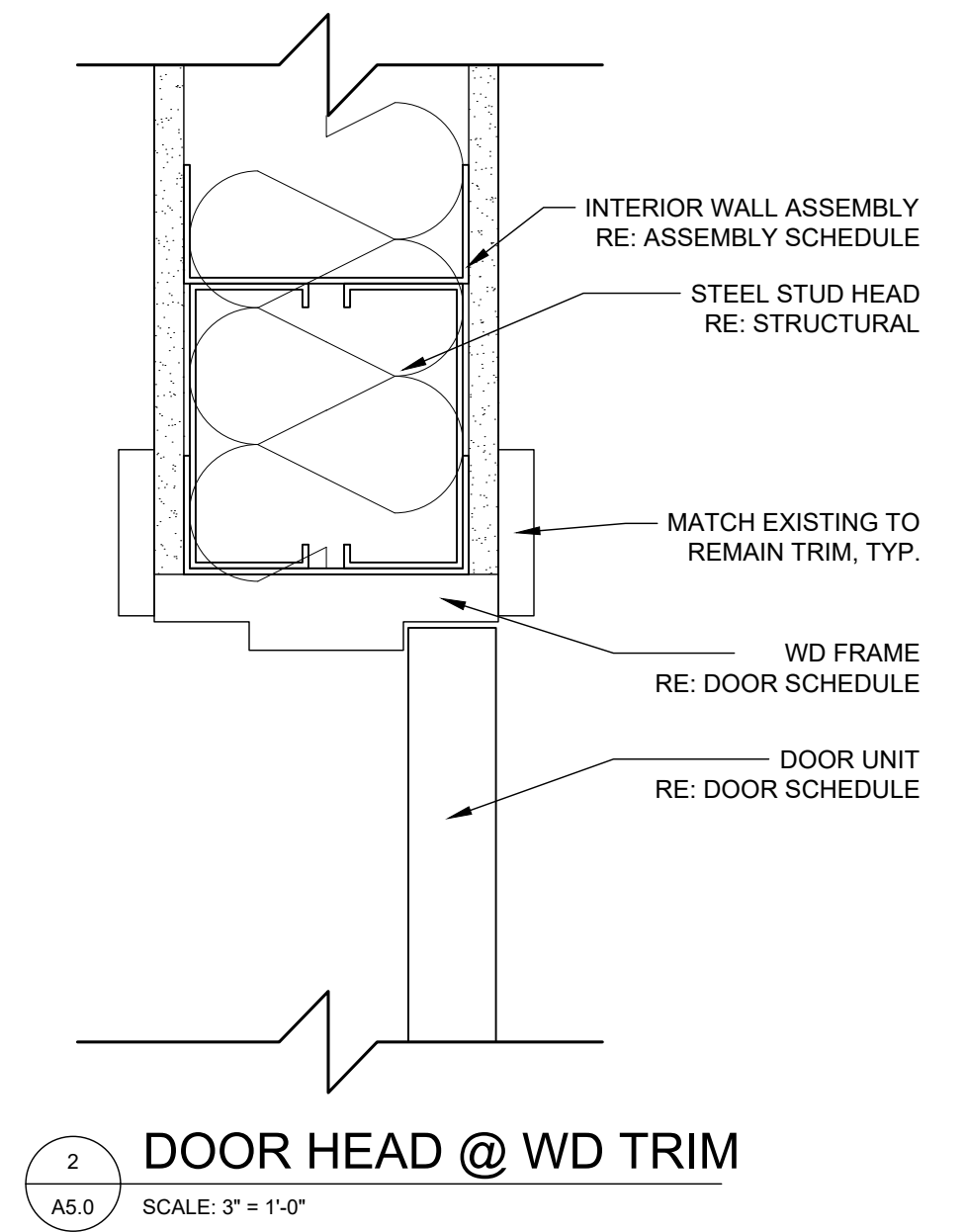
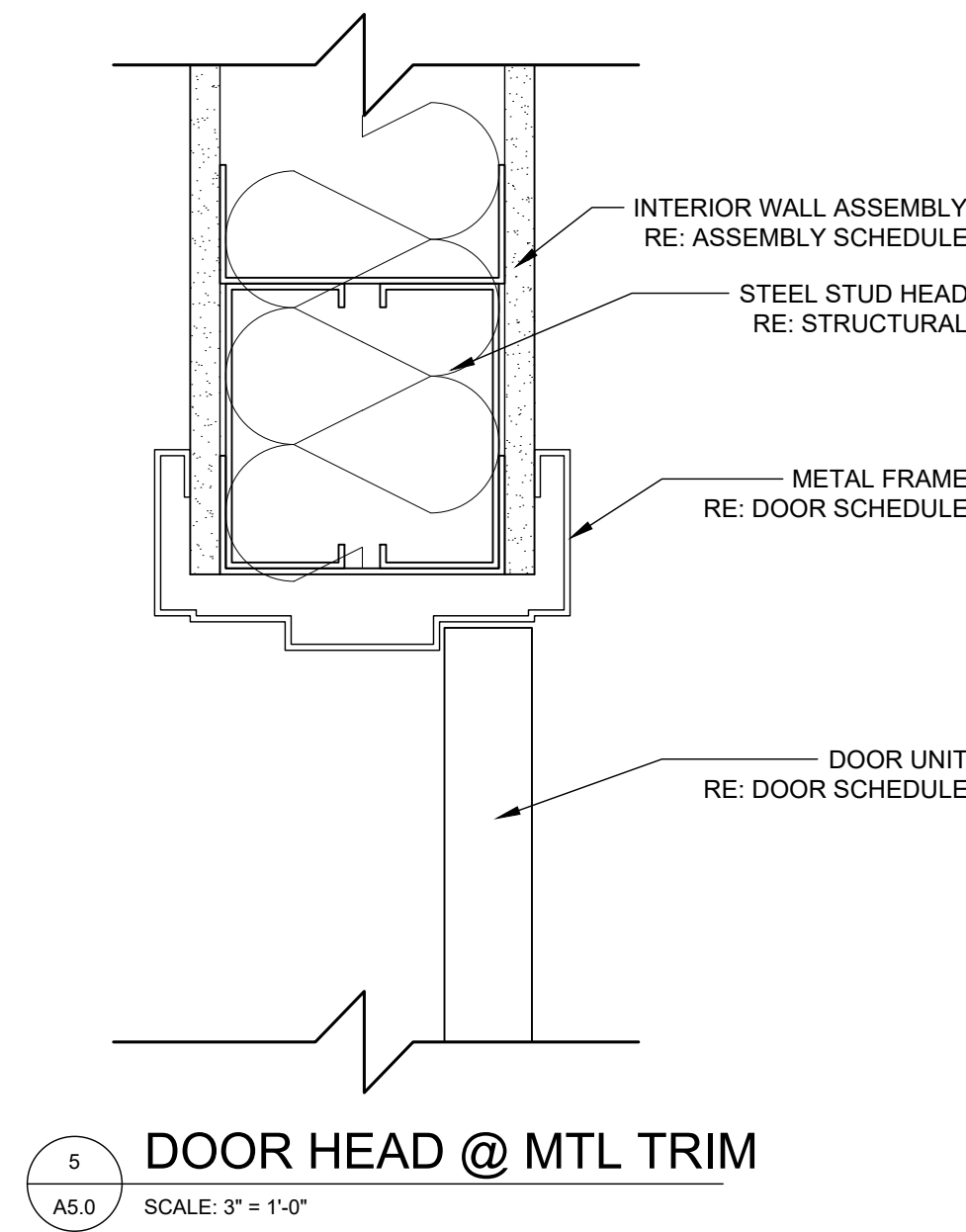
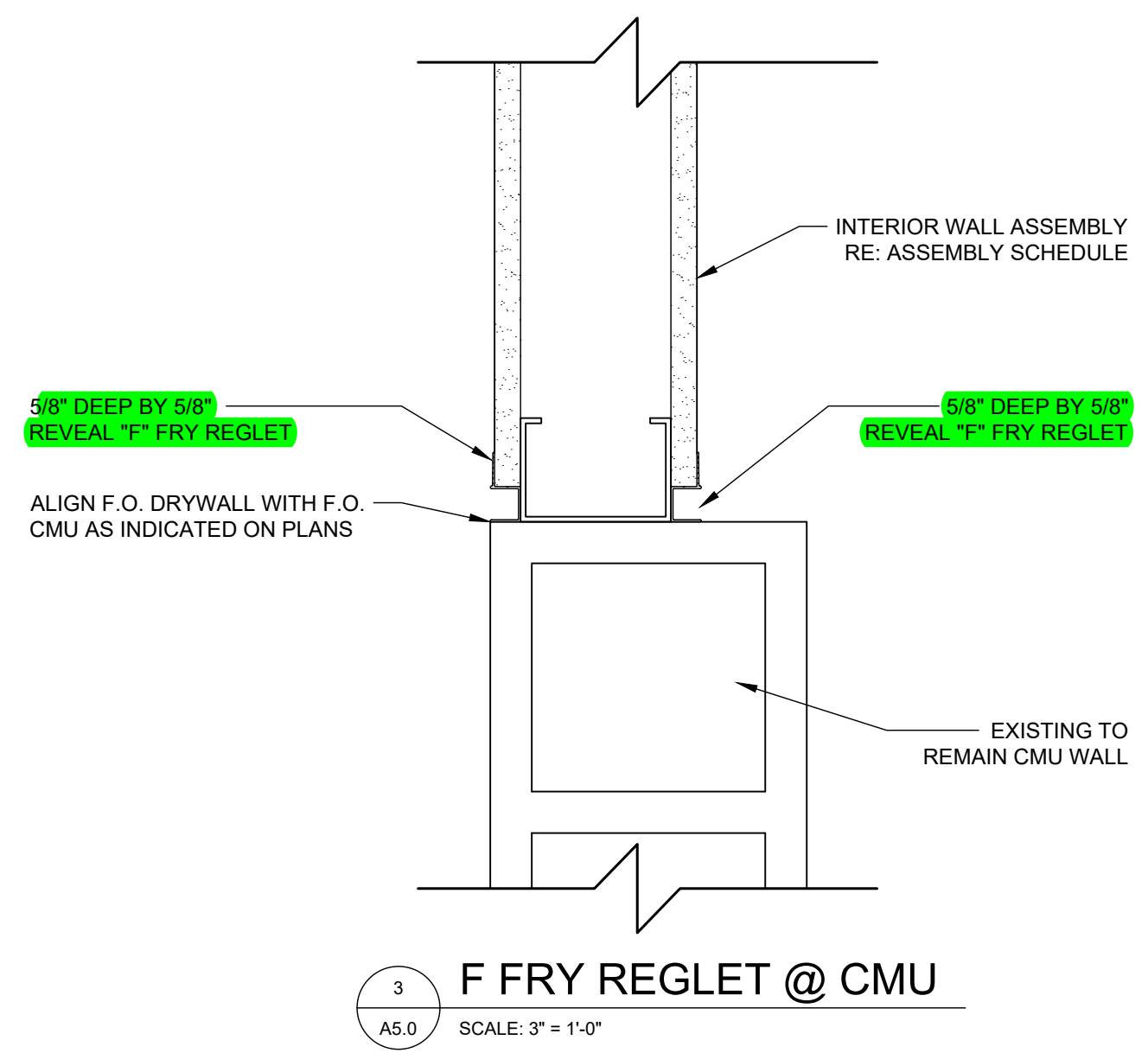
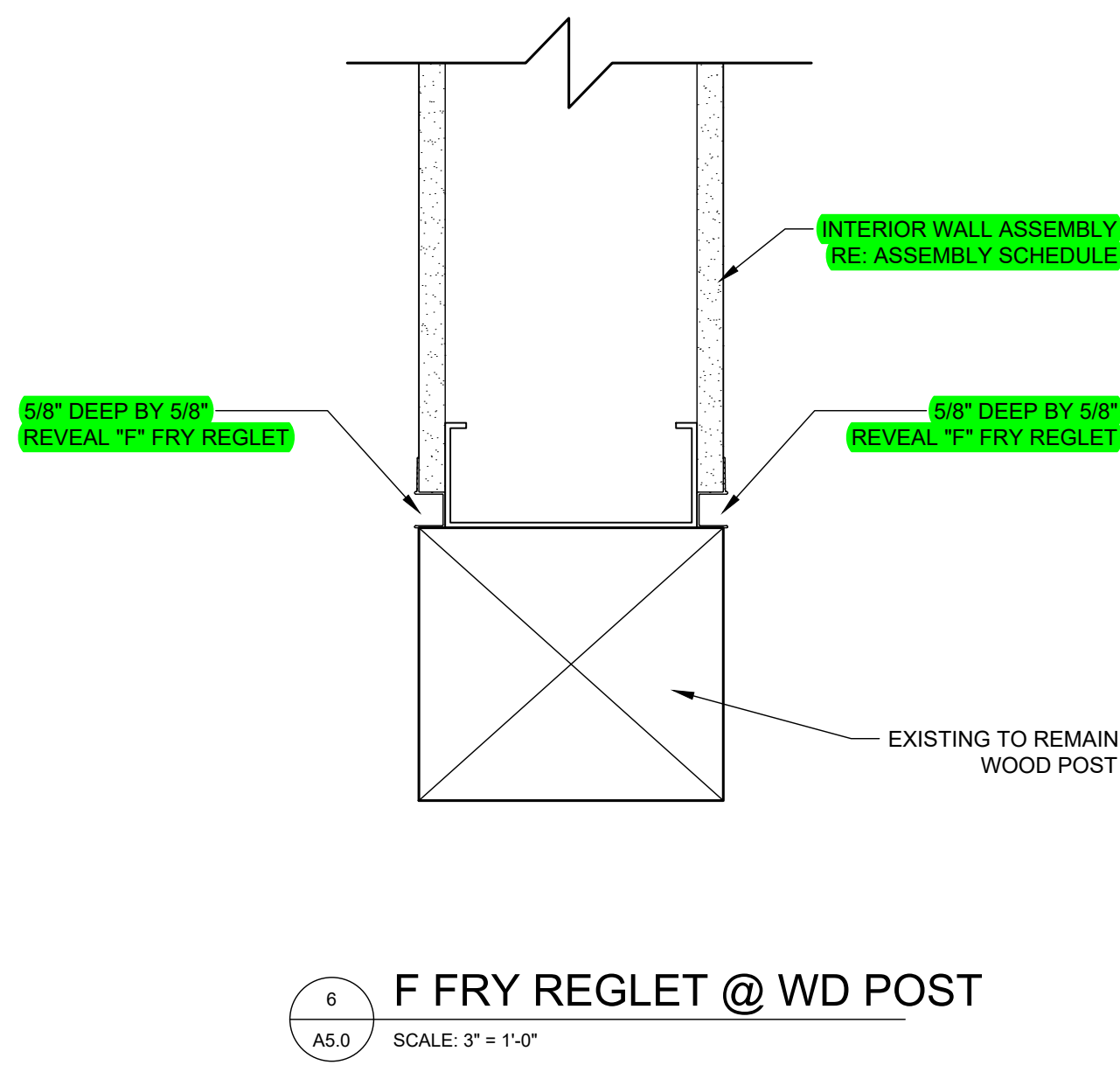
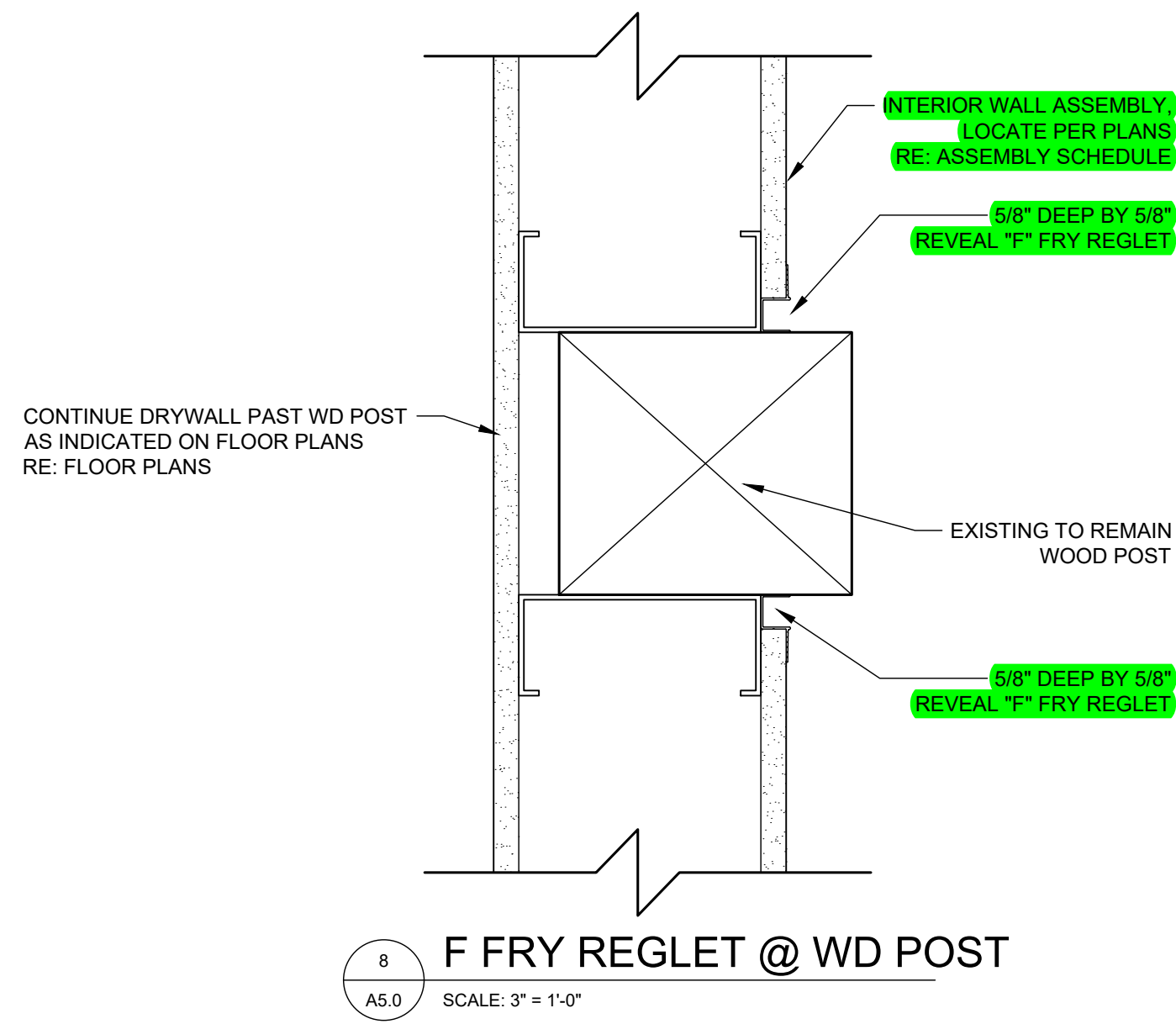


07/31/2026

PERMIT SET

SCHEDULES

A6.0



HML Drywall LLC

424 32 Rd Trlr 212
Clifton, CO 81520
(970) 778-8077

CRFPD HQ Building Renovation Project August 28th 2026

We Propose to Furnish All Labor, Material and Equipment, in accord with the specifications described below

Scope of work: Framing

Drawing set 7/31/2026

Includes material and labor according to project manual and drawings (Wall type W1 and W2)

Labor and Material: \$ 15,200

Scope of work: Drywall

Drawing set 7/31/2026

Includes Materials and Labor according to project manual and drawings (wall types W1, W2, W3 and ceiling type C1).

For any patch work, an amount will be provided for approval prior to completing the work.

Labor and Material: \$ 37,500

Exclude Canopy Ceiling System and Sound Blades

Scope of work: Paint

Drawing set 7/31/2026

Includes Materials and Labor according to project manual and drawings.

Labor and Material: \$ 45,200

Add Alternate for Bonding: \$3,430

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

James Ricks

AUSPACE PNT

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

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: Ken Peltier <kpeltier@kpdrywall.com>
Sent: Tuesday, September 1, 2026 9:29 AM
To: James Ricks
Subject: RE: PNCl - Red Rock KIA Addendum #2 follow up & Bid Extension

No we have decided to not bid that one

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

From: James Ricks <james@pnciconstruction.com>
Sent: Tuesday, September 1, 2026 9:26 AM
To: Ken Peltier <kpeltier@kpdrywall.com>
Subject: RE: PNCl - Red Rock KIA Addendum #2 follow up & Bid Extension

Received, thank you. I will review later today.

Lastly, are you interested in submitting a bid for the CRFPD HQ building? I can give you until FRI of this week.

From: Ken Peltier <kpeltier@kpdrywall.com>
Sent: Tuesday, September 1, 2026 9:08 AM
To: James Ricks <james@pnciconstruction.com>
Subject: RE: PNCl - Red Rock KIA Addendum #2 follow up & Bid Extension

Here you go sir

Call with questions

Thanks

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

From: James Ricks <james@pnciconstruction.com>
Sent: Saturday, August 29, 2026 10:07 AM
To: Ken Peltier <kpeltier@kpdrywall.com>
Subject: PNCl - Red Rock KIA Addendum #2 follow up & Bid Extension

Project: CRFPD HQ
Division: 12 Furnishings

Bid Tabulations

[illegible]

Carbondale Fire



Lobby Cubicle

Salesperson:

Designer:

TBD

Taryn Andrey

Taryn Andrey

14-Jul-26

Taryn@prospace.biz

Taryn@prospace.biz

Quote Valid for 30 days

970-773-2105

970-773-2105

Showroom: 634 Main St, Grand Junction, CO 81501

Corporate: 50 Heinz St, Delta, CO 81416

LINE	IMAGE	QTY	PRODUCT		LIST	UNIT SELL	EXT SELL
1		1	FT-F4266 Base Frame 42x66	MFG: ARTOPEX	\$312.00	\$171.60	\$171.60
2		3	FT-F6624 Base Frame 66x24	MFG: ARTOPEX	\$290.00	\$159.50	\$478.50
		3	FT-F6630 Base Frame 66x30	MFG: ARTOPEX	\$311.00	\$171.05	\$513.15
4		1	FT-F6636 Base Frame 66x36	MFG: ARTOPEX	\$328.00	\$180.40	\$180.40
5		3	FT-OG2424 Stackable Glazed Panel 24x24	MFG: ARTOPEX	\$763.00	\$419.65	\$1,258.95
			Metal - Frame Finish Acrylic - Panel Finish Tile Stop	3002 CL BTBOG	Polar White Clear Bottom tile stop for frame installation		

LINE	IMAGE	QTY	PRODUCT	LIST	UNIT SELL	EXT SELL
6		3	FT-OG2430 Stackable Glazed Panel 24x30 Metal - Frame Finish Acrylic - Panel Finish Tile Stop	MFG: ARTOPEX 3002 CL BTBOG	Polar White Clear Bottom tile stop for frame installation	\$814.00 \$447.70 \$1,343.10
7		1	FT-OG2436 Stackable Glazed Panel 24x36 Metal - Frame Finish Acrylic - Panel Finish Tile Stop	MFG: ARTOPEX 3002 CL BTBOG	Polar White Clear Bottom tile stop for frame installation	\$863.00 \$474.65 \$474.65
8		1	FT-PO1GL9042-S Door with transom - 90" x 42" - Left opening HPL - Door(s) finish HPL - Door(s) finish Metal - Handles and Hinges Finish Metal - Frame Finish Metal - Door Sill finish Acrylic - Transom Finish	MFG: ARTOPEX (H.P.L.) EM 4000 3002 3002 CL	HPL Finish Maritime Maple Anodized Polar White Polar White Clear	\$3,747.00 \$2,060.85 \$2,060.85
		3	FT-G24DPOG Full Top Cap 24" for Stackable Glazed Panel Metal - Top Cap Trim Finish	MFG: ARTOPEX 3002	Polar White	\$46.00 \$25.30 \$75.90
10		3	FT-G30DPOG Full Top Cap 30" for Stackable Glazed Panel Metal - Top Cap Trim Finish	MFG: ARTOPEX 3002	Polar White	\$50.00 \$27.50 \$82.50
11		1	FT-G36DPOG Full Top Cap 36" for Stackable Glazed Panel Metal - Top Cap Trim Finish	MFG: ARTOPEX 3002	Polar White	\$55.00 \$30.25 \$30.25
12		1	FT-G42DPOG Full Top Cap 42" for Stackable Glazed Panel Metal - Top Cap Trim Finish	MFG: ARTOPEX 3002	Polar White	\$60.00 \$33.00 \$33.00

LINE	IMAGE	QTY	PRODUCT		LIST	UNIT SELL	EXT SELL
13		1	FT-G66DP Full Top Cap 66" Metal - Top Cap Trim Finish	MFG: ARTOPEX 3002 Polar White	\$83.00	\$45.65	\$45.65
14		5	FT-AJOGS "5" Junction Plate for Stackable Acrylic Panel	MFG: ARTOPEX	\$26.00	\$14.30	\$71.50
15		2	FT-C90W "W" - Wall Connector 90" Metal - Connector Trim Finish Reinforcement for Wall Connectors	MFG: ARTOPEX 3002 OGW Polar White Wall connector installed against a stackable glazed panel	\$211.00	\$116.05	\$232.10
16		1	FT-C42L "L" - Connector 42" for 2 Panels at 90" (2 Connector Blocks Included) Metal - Connector Trim Finish Top cap on connector	MFG: ARTOPEX 3002 (~1) Polar White With top cap	\$157.00	\$86.35	\$86.35
17		1	FT-C90L "L" - Connector 90" for 2 Panels at 90" (4 Connector Blocks Included) Metal - Connector Trim Finish Top cap on connector	MFG: ARTOPEX 3002 (~1) Polar White With top cap	\$294.00	\$161.70	\$161.70
18		1	FT-C42S "S" - Straight Connector 42" (Bolt & Nut / Set of 3)	MFG: ARTOPEX	\$2.00	\$1.10	\$1.10
19		5	FT-C66S "S" - Straight Connector 66" (Bolt & Nut / Set of 4)	MFG: ARTOPEX	\$2.00	\$1.10	\$5.50

LINE	IMAGE	QTY	PRODUCT		LIST	UNIT SELL	EXT SELL
20		5	FT-CE24S "S" - Stackable Straight Connector 24" (Bolt & Nut / Set of 1)	MFG: ARTOPEX	\$2.00	\$1.10	\$5.50
21		2	FT-GH48C "C" - Stackable End Cap 48" for Change-of-Heights Metal - End Cap Trim Finish	MFG: ARTOPEX 3002 Polar White	\$78.00	\$42.90	\$85.80
22		6	FT-KPTM24 Kick Plate Tile for 24" wide Frame - Metal Metal - Kick Plate Tile Finish	MFG: ARTOPEX 3002 Polar White	\$91.00	\$50.05	\$300.30
23		6	FT-KPTM30 Kick Plate Tile for 30" wide Frame - Metal Metal - Kick Plate Tile Finish	MFG: ARTOPEX 3002 Polar White	\$91.00	\$50.05	\$300.30
24		2	FT-KPTM36 Kick Plate Tile for 36" wide Frame - Metal Metal - Kick Plate Tile Finish	MFG: ARTOPEX 3002 Polar White	\$92.00	\$50.60	\$101.20
25		2	FT-KPTM66 Kick Plate Tile for 66" wide Frame - Metal Metal - Kick Plate Tile Finish	MFG: ARTOPEX 3002 Polar White	\$123.00	\$67.65	\$135.30
26		6	FT-TRF2424 Tile 24x24 - Felt Felt - Tile Finish Tiles - Optional Opening	MFG: ARTOPEX ? (NON)	\$181.00	\$99.55	\$597.30
				----- UNSELECTED ----- No Optional Opening(s)			

LINE	IMAGE	QTY	PRODUCT		LIST	UNIT SELL	EXT SELL
27		6	FT-TRF3624 Tile 36x24 - Felt Felt - Tile Finish Tiles - Optional Opening	MFG: ARTOPEX ? (NON)	\$237.00	\$130.35	\$782.10
				----- UNSELECTED ----- No Optional Opening(s)			
28		6	FT-TRF2430 Tile 24x30 - Felt Felt - Tile Finish Tiles - Optional Opening(s)	MFG: ARTOPEX ? (NON)	\$209.00	\$114.95	\$689.70
				----- UNSELECTED ----- No Optional Opening(s)			
29		6	FT-TRF3630 Tile 36x30 - Felt Felt - Tile Finish Tiles - Optional Opening(s)	MFG: ARTOPEX ? (NON)	\$280.00	\$154.00	\$924.00
				----- UNSELECTED ----- No Optional Opening(s)			
30		2	FT-TRF2436 Tile 24x36 - Felt Felt - Tile Finish Tiles - Optional Opening(s)	MFG: ARTOPEX ? (NON)	\$237.00	\$130.35	\$260.70
				----- UNSELECTED ----- No Optional Opening(s)			
31		2	FT-TRF3636 Tile 36x36 - Felt Felt - Tile Finish Tiles - Optional Opening(s)	MFG: ARTOPEX ? (NON)	\$325.00	\$178.75	\$357.50
				----- UNSELECTED ----- No Optional Opening(s)			
32		2	FT-TRF3666 Tile 36x66 - Felt Felt - Tile Finish Tiles - Optional Opening(s)	MFG: ARTOPEX ? (NON)	\$552.00	\$303.60	\$607.20
				----- UNSELECTED ----- No Optional Opening(s)			
33		30	FT-BTF Tile Stop for Base Frames	MFG: ARTOPEX	\$17.00	\$9.35	\$280.50

LINE	IMAGE	QTY	PRODUCT		LIST	UNIT SELL	EXT SELL
34		1	57-21-030-33 2-Drawer Lateral File 18x30x27 15/16 (33 Configuration)	MFG: ARTOPEX	\$1,723.00	\$947.65	\$947.65
			Metal - Grade Selection Metal - Grade 1 Finish Counterweight Option Lock Option - Metal Keyed Alike	{MGR1} 3002 (NON) K 01	Grade 1 Polar White No Counterweight Key Lock - Keyed Alike Keyed Alike 01		
35		1	MP47-22-6612CA Mobile Pedestal 15x22x27 3/8 - 6"+6"+12"	MFG: ARTOPEX	\$1,615.00	\$888.25	\$888.25
			Metal - Grade Selection Metal - Grade 1 Finish Counterweight Option Lock Option - Metal Keyed Alike	{MGR1} 3002 CW K 01	Grade 1 Polar White Counterweight Option Key Lock - Keyed Alike Keyed Alike 01		
36		2	TZ-ADD243066-H1 Storage Unit 24 x 30 x 65 3/8 - 2 Hinged Doors (3 Adjustable Shelves + 1 Fixed Shelf)	MFG: ARTOPEX	\$1,934.00	\$1,063.70	\$2,127.40
			Laminate - Base Finish Laminate - Door(s) Finish Laminate - Door(s) Finish Lock Option Keyed Alike Pulls Selection	EM (T.F.L.) EM LSK 01 YN	Maritime Maple Low Pressure Laminate Maritime Maple Key Lock - Keyed Alike Keyed Alike 01 Brushed Nickel		
37		1	TZ-CZ4D246029-S1 Credenza 24x60x28 7/8 - 4 Hinged Doors (2 Adjustable Shelves)	MFG: ARTOPEX	\$2,273.00	\$1,250.15	\$1,250.15
			Surface Finish Laminate - 1" H.P.L. Surface Finish Edge - 1" Edge Finish Laminate - Base Finish Laminate - Door(s) Finish Lock Option Keyed Alike Pulls Selection Grommet Option	{H.P.L.} TC TC EM EM LSK 01 YN NG	High Pressure Laminate Tobacco Cherry Tobacco Cherry Maritime Maple Maritime Maple Key Lock - Keyed Alike Keyed Alike 01 Brushed Nickel No Grommet(s)		
38		1	TZ-TI2460-LC-S1 Rectangular Table 24x60 - Laminate End Panels - "LC" End Panels (1 Junction Plate Included)	MFG: ARTOPEX	\$1,213.00	\$667.15	\$667.15
			Surface Finish Laminate - 1" H.P.L. Surface Finish Edge - 1" Edge Finish Laminate - Base Finish Grommet Option Multi-Outlets Option Modesty Option	{H.P.L.} TC TC EM G1C (NON) U10	High Pressure Laminate Tobacco Cherry Tobacco Cherry Maritime Maple Grommet on Center - White No Multi-Outlets 10" High Modesty Panel		

LINE	IMAGE	QTY	PRODUCT	LIST	UNIT SELL	EXT SELL
39		1	TZ-TI2466-CL-S1 Rectangular Table 24x66 - Laminate End Panels - "CL" End Panels (1 Junction Plate Included) Surface Finish (H.P.L.) High Pressure Laminate Laminate - 1" H.P.L. Surface Finish TC Tobacco Cherry Edge - 1" Edge Finish TC Tobacco Cherry Laminate - Base Finish EM Maritime Maple Grommet Option G1C Grommet on Center - White Multi-Outlets Option (NON) No Multi-Outlets Modesty Option U10 10" High Modesty Panel	MFG: ARTOPEX \$1,271.00	\$699.05	\$699.05
40		3	AC-RSTF58 Stiffener 58"	MFG: ARTOPEX \$119.00	\$65.45	\$196.35
41		1	FT-SCTIC66 Rectangular Counter Top 15x65 5/8 - Shorter on One End (for Change-of-Height) Surface Finish S1 High Pressure Laminate Laminate - 1" S1 Surface Finish TC Tobacco Cherry Type of Edge TC Tobacco Cherry Metal - Bracket(s) Finish 3002 Polar White	MFG: ARTOPEX \$609.00	\$334.95	\$334.95
42		1	FT-SSI2436 Rectangular Surface 24x36 Surface Finish S1 High Pressure Laminate Laminate - 1" S1 Surface Finish TC Tobacco Cherry Type of Edge TC Tobacco Cherry Grommet Options NG No Grommet(s) Multi-Outlets Option (NON) No Multi-Outlets No Inserts Option --- Keep Inserts	MFG: ARTOPEX \$422.00	\$232.10	\$232.10
43		1	FT-SSI3066 Rectangular Surface 30x66 Surface Finish S1 High Pressure Laminate Laminate - 1" S1 Surface Finish TC Tobacco Cherry Type of Edge TC Tobacco Cherry Grommet(s) Options P1LR White Grommets Left & Right Multi-Outlets Option (NON) No Multi-Outlets No Inserts Option --- Keep Inserts	MFG: ARTOPEX \$845.00	\$464.75	\$464.75
44		1	FT-SSUB Lateral Support Brackets - Pair Metal - Lateral Support Brackets Finish 3002 Polar White	MFG: ARTOPEX \$37.00	\$20.35	\$20.35

LINE	IMAGE	QTY	PRODUCT		LIST	UNIT SELL	EXT SELL
45		1	FT-SSUBR Lateral Support Bracket - Right Metal - Lateral Support Brackets Finish 3002 Polar White	MFG: ARTOPEX	\$25.00	\$13.75	\$13.75
46		1	FT-SSUCL Cantilever - Left Metal - Cantilever Finish 3002 Polar White	MFG: ARTOPEX	\$69.00	\$37.95	\$37.95
47		1	FT-SSUCR Cantilever - Right Metal - Cantilever Finish 3002 Polar White	MFG: ARTOPEX	\$69.00	\$37.95	\$37.95
48		2	AC-FJP2 Junction Plates - Pair	MFG: ARTOPEX	\$29.00	\$15.95	\$31.90
49		1	FT-SSUOM2 Off-Module Support for Work Surface Metal - Off-Module Support Finish 3064 Charcoal	MFG: ARTOPEX	\$24.00	\$13.20	\$13.20
50		1	FT-SUFDDW142416 Flipper Door Cabinet 16x24x14 with Metal Shelf - 1 Door - Easy-Down Mechanism Laminate - Base Finish L1 Low Pressure Laminate Laminate - Base Finish EM Maritime Maple Laminate - Door(s) Finish (T.F.L.) Door(s) Finish Laminate - Door(s) Finish EM Maritime Maple Lock Option - Flipper Door Cabinet - 01 LSK Key Lock Option - Keyed Alike Keyed Alike 01 Keyed Alike 01 Metal - Shelf Finish 3002 Polar White	MFG: ARTOPEX	\$1,226.00	\$674.30	\$674.30

LINE	IMAGE	QTY	PRODUCT	LIST	UNIT SELL	EXT SELL
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51



1	FT-SUFDDW143616	MFG: ARTOPEX	\$1,290.00	\$709.50	\$709.50
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Flipper Door Cabinet 16x36x14 with Metal Shelf - 1 Door - Easy-Down Mechanism

Laminate - Base Finish	L1	Low Pressure Laminate
Laminate - Base Finish	EM	Maritime Maple
Laminate - Door(s) Finish	(T.F.L.)	Door(s) Finish
Laminate - Door(s) Finish	EM	Maritime Maple
Lock Option - Flipper Door Cabinet - O	LSK	Key Lock Option - Keyed Alike
Keyed Alike	01	Keyed Alike 01
Metal - Shelf Finish	3002	Polar White

Subtotal	\$22,080.85
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SUBTOTAL	\$22,080.85
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Surcharge- Artopex	\$376.38
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Delivery/Freight	\$1,545.66
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Installation	\$2,208.09
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GRAND TOTAL	\$26,210.98
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Misc Notes:

If PNCl is purchasing this on behalf of Carbondale Fire then we will need your contractor tax exempt information.

Terms and Conditions for Your Furniture Purchase

Thank you for choosing ProSpace Interiors for your space planning and commercial furniture needs.

If you decide to purchase the quoted furnishings, a 50% deposit is required before ProSpace can order your furniture from the appropriate manufacturer. Please note that all products listed in the attached quote are custom ordered to meet your specific furniture needs. Accordingly, once an order has been placed with the manufacturer, refunds are not given and returns are not allowed. Additionally, once an order is placed it cannot be cancelled or modified. This disclaimer in no way affects our aggressive commitment to service all the products herein listed.

You have indicated that your facility will be ready for furniture installation on _____.

The attached quote presumes that your facility will be completed and accessible for our installation crew without other contractor interference on the date you have indicated. Finish work such as painting, electrical, data, carpeting, etc. must be complete prior to furniture installation. Specifically, this means that the General Contractor has completed their final cleaning and punch list items prior to ProSpace beginning furniture installation. Installation is based on use of an elevator (if applicable). If elevator is unavailable or inoperable, additional charges may apply. Additionally, we require that a Certificate of Occupancy or a Temporary Certificate of Occupancy (TCO) has been received prior to furniture installation. Unless otherwise communicated, installation does not include removal of existing furniture.

The above indicated installation date is subject to the availability of our installation crew. Unless otherwise specifically indicated, our installers work Monday through Thursday, from 9:00 a.m. to 4:00 p.m. DO NOT SCHEDULE MOVE-IN DATES, OPEN HOUSE EVENTS OR other openings before consulting with us regarding our installation schedule.

Once you place an order, we work with our various manufacturers to have your furniture constructed and shipped so it is ready to be installed on the date you indicated. If the installation date must be changed at your request, you may incur additional fees for the handling, freight, and labor associated with the storage of your furniture. Additionally, if the date of installation changes once the order has been placed, ProSpace may require payment of your balance due based upon your original installation date. Manufacturers give us a very small window to report damage. If furniture must be stored for an extended period at your request due to delays, ProSpace is not liable for damage that was concealed and couldn't be reported to the manufacturers promptly.

Please note that ProSpace will make every effort to meet your installation schedule. However, we are not responsible for delays in the manufacturing or shipping of your product. Additionally, we are not responsible for any installation delays resulting from products that were damaged during shipping. Any delays will be reported to you promptly and rescheduling done in as accommodating manner as possible.

By signing below you acknowledge and agree to all terms set forth herein and you are authorizing ProSpace Interiors to order all products referenced in the attached project/product quote.

ACCEPTED AND AGREED

By: _____ Date: _____

A signed copy of these Terms and Conditions must be returned to ProSpace Interiors along with your 50% deposit before your order will be placed.

Please note a 2% charge will be applied to credit card payments.

Project: CRFPD HQ Fire Suppression
Division: 15 Mech & Plumbing

Bid Tabulations

7/31/2026

SCOPE			
	Integrity Fire	Curtis Fire	Western States
Fire Suppression			
Basement	Included	Included	Included
Main Level	Included	Included	Included
Inspections	Included	Included	Included
Design	Included	Included	Included
Permits	Included	Included	Included
Repairs to Walls/Ceilings	Excluded	Excluded	Excluded
	\$12,000.00	\$42,300.00	\$18,270.00

James Ricks

From: Spencer Boothe <servicetrade-noreply+H9s@servicetrade.com>
Sent: Tuesday, September 8, 2026 1:26 PM
To: James Ricks
Subject: Quote for Buildout at Carbondale Fire Department ready for approval



Integrity Fire Safety Services

Integrity Fire Safety Services submitted a quote for **Carbondale Fire Department** for your review and approval.

September 8, 2026

PNCI Construction, Inc.
553 25-1/2 Road
Grand Junction, CO 81505
Attn: Adam

RE: CRFD Main Fire Station
Remodel

FIRE PROTECTION

Fire protection bid is as follows:

- Bid price based on plans dated: 6/5/26, specifications: 6/5/26
- Bid price based on tenant improvement of an existing fire sprinkler system
- Drain/recharge fire sprinkler system as needed for each day of work(as needed)

MAIN/ 2nd LEVEL:

- Move and drop existing fire sprinklers and piping to accommodate new tenant layout (as per plans)
 - Existing upright fire sprinklers with exposed piping will be modified to accommodate new drop ceilings
- Modifications to accommodate hard lid dropped ceilings and tile ceilings
- New sprinkler layout to accommodate beam features at ceilings areas (per RCP)
- Fire sprinkler system will be installed in accordance with NFPA 13 and applicable local codes and per fire marshall's requirements
- Fire sprinkler system materials installed will be same or equal to existing (steel pipe and fittings)
- Fire sprinklers will be same or equal to existing(Install new sprinklers at areas of work only)
 - Sprinklers at finish retail areas will be concealed type with stock colors only, all other sprinklers to be standard type (pendent, upright, sidewall)
- Flexible sprinkler drops to be used
- Permit/inspections
- Pricing based on Tax Exempt Status

****NOTE** A full set of existing fire sprinkler plans and calculations will be needed**

****NOTE**** Installation of smoke or heat sensors, alarm systems to be installed by others

****NOTE**** General contractor must carry builder's risk insurance

****NOTE** All items in area of work must be protected from construction (BY OTHERS)**

****NOTE** NO fire sprinkler coverage to protect any decorative features hanging from ceiling between sprinklers at ceilings to floor area**

****NOTE** All joist framing above finished ceilings must be made non-combustible(by others)**

FIRE PROTECTION Cont...**EXCLUSIONS:**

- No special fire hazard systems of any kind
- No full installation of a new fire sprinkler system
- **No fees for 3rd party payment electronic services or job tracking services**
- No fire watch
- No job bonding of any kind
- **No demo work of any kind**

- NO OTHER FIRE SPRINKLER WORK WILL BE DONE IN OTHER PART OF BUILDING
- NO CONCRETE CORING/ DRILLING/ PATCHING OF ANY KIND
- NO INSULATION OR FINISHES CAN BE INSTALLED UNTIL FIRE SPRINKLER PIPING, ETC. IS 100% ROUGH-IN AND INSPECTED
- No alarm work or upgrading of alarm system
- No electric wiring or low voltage wiring
- No protection of existing finishes, furniture, etc.
- No up-sizing of existing fire sprinkler piping
- NO fire sprinkler coverage to accommodate combustible concealed spaces
- NO tax exempt status

****NOTE** ANY ITEMS NOT LISTED IN ABOVE BID IS CONSIDERED OVER AND BEYOND BID WILL BE A CHANGE ORDER. PRICE CAN BE SUBJECT TO CHANGE BASED ON FIRE MARSHALL'S FINAL APPROVAL OF DESIGN IF FIRE MARSHALL IMPOSES REQUIREMENTS OVER AND BEYOND SCOPE OF WORK**

****NOTE** EXISTING AREAS OF BUILDING WILL HAVE TO BE EXPOSED TO THE EXISTING FIRE SPRINKLER SYSTEM FOR PROPER FIRE SPRINKLER TIE IN AND UPSIZED PIPING MAY BE REQUIRED**

****NOTE** GENERAL CONTRACTOR OR OWNER WILL BE RESPONSIBLE FOR NOTIFYING TENANTS OF SPRINKLER WORK TO BE DONE AND NOTIFICATION OF ALARM COMPANY. WILL ALSO BE RESPONSIBLE FOR HAVING UNOBSTRUCTED ACCESS TO FIRE SPRINKLER VALVE(S) ROOM**

****NOTE** Integrity Fire Safety Service reserves the right to substitute any items above with similar or equal products or services**

PRICING: BASED ON Time & Material with a NOT TO EXCEED MAXIMUM PRICE:

SOW/Permit: \$600.00

Labor: \$140.00 p/h

Material: Cost Plus 15%

MAXIMUM NOT TO EXCEED: \$12,000.00

****Pricing valid for 10 days**

Signed: _____, **Date:** _____ (IFSS)

Quote: Quote for Buildout at Carbondale Fire Department

Amount: \$740.00

Valid Until: 9/22/2026

Prepared By: Spencer Boothe

Address: 300 Meadowood Drive, Carbondale, CO 81623

[View and Respond to Q](#)

If you have any questions or concerns about this quote or you have received this email in error, please cor

Thank you!

Integrity Fire Safety Services

303-557-1820

accounting@integrityfiresafety.com

550 Booth Lane

Basalt, CO 81621

Powered by 

Quote # 9942

CURTIS FIRE

INCORPORATED

Fire Sprinkler Contractor

CO License #: 23-S-04330 UT License #: 4824166-5501

From: Trent Curtis
Curtis Fire, Inc.
Phone: (970) 858-7722
Fax: (970) 858-8788
Email: trent@curtisfire.com
Date: September 10, 2026
Pages: 2

Subject: Request for proposal
Project: CRFPD Fire Sprinkler alterations

Address for Service:
300 Meadowood Drive
Carbondale CO 81623

Scope of Work:

Curtis Fire shall provide all design, labor and materials for the above listed address. Scope is limited to system modifications within a fully sprinkled building per bid plans dated 6/5/26. Sprinkler system shall be modified to accommodate newly installed walls fixtures and obstructions. Design shall be sufficient for light hazard occupancy per NFPA13, 2022 edition. Bid includes permit and inspection fees, all submittals shall be completed to local authority having jurisdiction.

All main supply lines and branch piping shall remain in place. Scope of work shall be limited to relocation of sprinklers and piping as needed to facilitate moves. Any ceiling removals, cutting/trenching or patching of ceiling and wall finishes shall be provided by others and is not included within the base bid.

All workmanship and materials shall be warranted for no more than 365 days after system is completed. Warranty shall be null, and void should the system be modified by any company other than Curtis Fire within the warranty period listed.

All work shall take place during normal business hours Mon-Fri 7am-5pm.

Exclusions:

- . underground work of any kind, including testing/ flushing of underground components.
- . painting, prep or masking of sprinkler components
- . Any warranty that extends beyond 365 days after system's acceptance by the AHJ.
- . fire pump of any kind, water pressure shall be sufficient on site.
- . hose valves, fire cabinets or fire extinguishers
- . wiring or monitoring of any kind
- . Bonds of any kind
- . Any design criteria outside of NFPA13 2022 edition
- . Dry chem fire systems of any kind (ansul, etc.)
- . Liability for existing system design
- . warranty of existing system and system components

Base Bid: \$42,320

Add Alternates to Base Bid: none

The above quote is good for 30 days; quote shall be subject to review and revision after 30 days from the date listed (September 10, 2026).

Signing below constitutes an agreement to the above listed terms and conditions. Including all notes, exclusions and limits to liability. Please sign and return if you wish to grant (Curtis Engineering, Inc.) an authorization to proceed.

Signature

Date

Thank you for the opportunity to bid this project. Please do not hesitate to call should you have any questions or concerns. I can be reached any time at (970) 261-6803

Kind Regards, Trent Curtis

CURTIS FIRE, Inc.
CURTIS ENGINEERING, INC
621 E. Grand Avenue, Fruita CO 81521
Phone (970) 858-7722 Fax (970) 858-8788

September 9, 2026

Mr. James Ricks
PNCI Construction, Inc.
553 251/2 Rd
Grand Junction, CO. 81505

james@pnciconstruction.com
Phone: 970-242-3548

Project: CRFPD Headquarters 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 if required.
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 CFRPD Headquarters remodel. Provide proper protection after walls are removed and walls extended to the deck. Replace missing trim after all damaged ceiling tiles are replaced. Provide proper protection at the entry foyer with the semi-translucent canopy taken into consideration.
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: \$18,270.00

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.wsfp.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

Project: CRFPD HQ HVAC
Division: 15 Mech & Plumbing

Bid Tabulations

7/31/2026

[illegible]



PROPOSAL # 7129

SUBMITTED TO: PNCI Construction ATTN: Tyler/ James	PHONE: 970-242-3548	DATE: 8-27-26
ADDRESS:	JOB NAME: CRFPD Station 81 remodel 2	
CITY, STATE AND ZIP:	JOB LOCATION: 300 Meadowood Carbondale, CO 81623	
EMAIL: Tyler@pnciconstruction.com	JOB PHONE:	

We hereby submit specifications and estimates for:

Scope of Work: Furnish and install the HVAC system per plans dated 6-5-26 To include but not limited to the following:

1. Demo of 6 indoor furnaces coils
2. Demo of 7 outdoor condensing units
3. Installation of 6 new Lennox furnaces
4. Installation of 7 new Lennox condensing units
5. New standalone thermostats for all furnaces
6. Electric unit heater EH-1
7. Remove and replace grilles as shown
8. Reroute new duct and supply air drops as shown
9. Certified test and balance (read only as no CFM is noted on the plans)
10. All labor, cranes, lifts, ductwork, insulation and start up for a complete HVAC system

WE PROPOSE hereby to furnish material and/or labor – complete in accordance with above specifications for the sum of:

One Hundred Seventy eight Thousand one hundred fifty-five dollars and 00/100----- \$ 178,055.00

+ \$9,000 (see email for Duct cleaning) = \$187,055.00

Exclusions: Painting, patching, permits, fees, electrical or line voltage controls, any additional acoustical liner, seismic hangers or supports, plumbing, gas piping, structural or roof supports, housekeeping pads any and 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 outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

James Ricks

From: David Ross <david@comfortairco.com>
Sent: Tuesday, September 8, 2026 1:15 PM
To: James Ricks
Subject: Re: CRFPD phase2 Proposal Comfort Air

James it did not include duct cleaning. I am out this week but can get a number to you next week. I would guess they will be around 8 to 9k

On Sep 8, 2026, at 9:43 AM, James Ricks <james@pnciconstruction.com> wrote:

David,

I hope you had a nice weekend.

I was looking at your bid for the CRFPD HQ building, and I was wondering if the bid included the cleaning of all existing duct work as it shows on MD1-1 Mech General note #4?

Please confirm if it does and if it does not can you please provide an amount for that service and resubmit.

Thank you and 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

james@pnciconstruction.com

<image002.png>

From: David Ross <david@comfortairco.com>
Sent: Friday, August 28, 2026 12:01 PM
To: James Ricks <james@pnciconstruction.com>; Tyler Schreiner <tyler@pnciconstruction.com>
Subject: CRFPD phase2 Proposal Comfort Air

Attached is the proposal you requested. Thank you!

Revision after ADD #2

08/26/2026

(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 HQ

301 Meadowood Drive

Carbondale, CO

Scope of work:

Remove and replace five existing comfort systems. Supply and Install new equipment as depicted in provided plans. Supply and install thirty four floor registers. Insulate and seal all exposed ductwork in the lower level. Duct cleaning performed by a third party for six 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:
 - 5x Lennox EL297UH110XV60C High Efficient Gas Furnaces
 - 1x Lennox EL297UH070XV38CK High Efficient Gas Furnace
 - 6x Lennox 5ton Cased Coils
 - 1x Lennox 3ton Cased Coil
 - 6x Lennox EL18KCV060 5ton Condensing Units
 - 1x Lennox EL18KCV0365ton Condensing Unit
 - 34x Price GRD's
 - Fabricate and install all required 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
 - Existing

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

- 5x Lennox EL297UH110XV60C High Efficient Gas Furnaces
- 1x Lennox EL297UH070XV38CK High Efficient Gas Furnace
- 6x Lennox 5ton Cased Coils
- 1x Lennox 3ton Cased Coil
- 6x Lennox EL18KCV060 5ton Condensing Units
- 1x Lennox EL18KCV0365ton Condensing Unit
- 34x 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:

\$206,500.00

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

08/26/2026

(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 HQ

301 Meadowood Drive

Carbondale, CO

Scope of work:

Remove and replace five existing comfort systems. Supply and Install new equipment as depicted in provided plans. Supply and install thirty four floor registers. Insulate and seal all exposed ductwork in the lower level. Duct cleaning performed by a third party for six 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:
 - 5x Lennox EL297UH110XV60C High Efficient Gas Furnaces
 - 7x Lennox 5ton Cased Coils
 - 7x Lennox EL18KCV060 5ton Condensing Units
 - 34x Price GRD's
 - Fabricate and install all required 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
 - Existing

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

- 5x Lennox EL297UH110XV60C High Efficient Gas Furnaces
- 7x Lennox 5ton Cased Coils
- 7x Lennox EL18KCV060 5ton Condensing Units
- 34x 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:

\$183,500.00

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: _____

Licensed
Insured



Commercial
Residential

321 Pitkin Ave
Grand Junction, CO 81501
(970) 248-9196
www.arcticgj.com

PROPOSAL

JOB NAME: CRFPD HQ Building renovation

DATE: 8/28/2026

SUBMITTED TO:

JOB #:

INCLUDES:

Remove and replace (7) AC systems, (6) gas furnace, all (57) GRD add (4) electric heaters.

Re insulate all ducting and add sound deadening. Relocate duct runs as per drawings. Clean all ducting

Provide balance report

BID PRICE: \$208,140.50

ADDITIONS:

If this project is tax exempt, remove \$8,143.30 from the total bid price

ADDITIONS PRICE:

EXCLUSIONS: (X=Excluded)

☒	Plumbing	☒	Roofing	☒	Prevailing
☒	Fire Alarm/Life Safety	☒	Building pressure testing	☐	Taxes
☒	Hydronic Piping	☒	Housekeeping Pad	☐	Any Permits or Fees
☒	Patching or Painting	☒	Coordination Drawings	☒	Engineering Fee
☒	Concrete Cutting	☒	Seismic	☐	Test & Balance
☒	Electrical over 24 Volts	☒	Bonding	☒	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

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: James Ricks

Phone: 970-242-3548

Job Location: 301 Meadowood Dr. Carbondale Co

Job Name: CRFPD

Date: 9/8/2026

We hereby propose, to furnish materials and labor – complete in accordance with specifications below for the sum of: \$261,570.85

Furnaces

- Lennox EL297UH110XV60V (21” cabinet width)
- k refrigerant
- high altitude pressure switches
- high altitude orifices kits
- concentric terminations and vents
- outdoor units ELI8KCV060 Qty.6
- coil CK40CT-60C-71 Qty. 6
- Lennox S40 Smart Wi-Fi thermostat
- Lennox CZEOW23K high-performance economizer

Insulation

- john mansville insulation and tape
- duct sealing mastic

- CFM grills
- piping/ducting
- hangers and supports
- miscellaneous materials to complete the job
- labor included
- tab included
- duct cleaning
- demo of old equipment

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.

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: _____

Project: CRFPD HQ Plumbing
 Division: 15 Mech & Plumbing

7/31/2026

SCOPE				
	Mauldin	Raven	JDL	CopperSmith
Plumbing	\$21,891.00	\$34,065.00	\$25,060.00	\$23,481.00
Demo	Included	Included	Included	Included
Drywall R&R (DIV 9)	Excluded	Excluded	Excluded	Excluded
Basement Coffee Bar Sink	Included	Included	Included	Included
New Supply & Drain Lines	Included	Included	Included	Included
Main floor Kitchen Sink	Included	Included	Included	Included
Drinking Fountain	Included	Included	Included	Included
New Supply & Drain Lines	Included	Included	Included	Included
Concrete cutting (see DIV 3)	Excluded	Excluded	Excluded	Excluded
sconnect and Reset Furnace gas lines	Included	Included	Excluded	\$900.00
Insulate Pipe	Included	Included	Included	Included
	\$21,891.00	\$34,065.00	\$25,060.00	\$24,381.00



MAULDIN
Plumbing and Heating
License #05416
Glenwood Springs, CO. 81601
(O) 970.945.7016
(F) 970.945.2411

August 13, 2026

James Ricks

Pre-Construction Manager



Address: 553 25 ½ RD

Grand Junction, CO 81505

Office: 970.242.3548

james@pnciconstruction.com

Job: CRFPD HQ

The following is a quote from Mauldin Plumbing and Heating to provide the following services: **(1)** plumbing demolition/ fixture disconnection, **(2)** rough plumbing including under-slab waste and domestic water piping, **(3)** plumbing fixture installation, **(4)** provide the necessary permits and coordinate the required inspections, **(5)** optional furnace gas disconnection and reconnection. **This quote includes all labor and materials as outlined below. Plumbing fixtures are not included in this quote; a fixture allowance is included.**

This quote was completed using the Permit plan set dated 07/31/2026

Fixture quote will be a separate quote.

Fixture Removal/ Plumbing Demolition

Kitchen 211

- (1) Disconnect existing kitchen sink; cap any drains and water supply. Water supply to remain. Existing floor sink to remain.
- (1) 2" Kitchen sink drain: remove the entirety of the kitchen drain line.
- (1) Gas range: disconnect and cap existing gas supply to range. If possible, we will cap it under the floor. Removal of range to be done by others.
- (1) Ice maker: cap all ice maker supplies. Removal of icemakers/ refrigerators to be done by others.

Rough Plumbing

Kitchen 211

- (1) Replace entirety of the 2" drain line with 3" drain line. Drain shall be a total length of 125' above grade. We shall provide end-of-line cleanouts as designed; we shall provide a 3" cleanout tee in the wall before the drain goes underground. Drain shall be vented by the existing vent line.
- We shall provide a 3" P-trap and attach it to the existing floor sink. The drain line shall be hung from the floor joists and supported every 4' per code.
- We shall tie into the existing under-slab under the Men's restroom and run the drain to the designed location.
- The new drain line shall be SCH 40 solid core PVC.

Bar Sink

- We shall provide a drain and vent for the new bar sink location. The drain shall tie in underground to the new 3" waste line.
- If possible, we shall tie the vent into an existing sewer vent; if not possible, we shall provide a studor vent with an in-wall box.
- All drain and vent piping shall be SCH 40 solid core PVC.
- We shall provide domestic hot and cold water to the new bar sink. All domestic water piping shall be Rehau PEX pipe and fittings. We shall stub out copper pipe under the sink for the hot and cold-water supply.
- The domestic hot water shall be insulated with R-3 split-seal insulation.

Water Fountain

- (1) We shall install rough plumbing for a dual-height water fountain to include drain and water supply.
- The water fountain shall have a carrier to hang the fountain from.
- The drain shall tie into a bathroom drain above grade in the bathroom behind the location of the water fountain.
- Drain shall be run in SCH 40 solid core PVC.
- Water supply shall be Rehau PEX pipe and fittings. We shall provide isolation valves on rough for the bar sink.
- Contractor to coordinate any concrete block removal to access the drain location and water supply.

Plumbing Fixture Installation

Kitchen

- (1) kitchen sink: install faucet, drain, and water supplies. Drain shall be piped indirectly to the floor sink. Water supplies shall connect to the existing stops with new braided supplies. Existing stops shall remain.
- An anti-scald valve shall be installed if the water temperature is above 120 degrees.
- We shall install one garbage disposal with an air switch.
- All undermounted sinks shall be installed by others.
- All holes in the countertop shall be cut or drilled by others.
- All appliances shall be installed by others.

Bar Sink

- (1) Bar sink: install faucet, drain, and stops with braided supplies.
- The water supplies shall be installed with an anti-scald valve if the water temperature is over 120 degrees.
- All under-mounted sinks shall be installed by others.
- All holes in the countertop shall be cut or drilled by others.

Water Fountain

- (1) Water fountain: install water fountain with a P-trap and a stop with braided supply.

Total for the above

\$13,500.00

Fixture Allowance

\$7,891.00

Line Item #1

Furnace gas disconnect and reconnect: We shall disconnect and cap the gas for six furnaces. After new furnaces are installed, we shall reconnect the gas and test for leaks. Furnace installation is to be done by others. All furnace exhaust and fresh air piping are to be done by others. No line sets are included in this quote. **All existing gas flexes are to be reused unless they are unsafe to reuse. The location of the gas shall remain.**

Line-Item #1 Total

\$500.00

Total

\$21,891.00

Please sign and date to indicate quote acceptance:

Signature

Date

NOTES:

- This quote is good for 30 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.
- 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 water filtration or softening is included in this quote.
- No bathroom ventilation is 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 # 1
 DATE _____
 JOB No./NAME _____
 JOB ADDRESS _____
 CITY _____



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
			BUBBLER		-
					-
		1	Elkay LZSTL8WSLK Grey Bi-Level Pushbar Stream Saver Water Bubbler, Filtered Water Cooler, ADA Compliant	3,946.00	3,946.00
		1	Zurn Z1225BL-EZSTL8WSLK In-Wall Bi-Level Water Cooler Carrier Plate Support System	561.00	561.00
					-
			COFFEE BAR		-
					-
		1	Elkay LRAD1316601 Stainless Steel Lustertone Classic Lustriys 13" x 16" One Hole, Single Basin, Drop-In, Self Rimming Kitchen Sink		850.00
		1	American Standard 7077300.002 Chrome Colony PRO One Hole, Deck Mount Single Lever Handle Kitchen Faucet w/ Pull-Down Sprayer	355.00	355.00
		1	Webstone H77201W 3/8" Comp CP LF BR TMV w/ Checkpp	147.00	147.00
		1	Mainline ML510 Chrome Semi-Cast P-Trap w. CO 10 Brass Wall Tube Brass Nut Kit w/ Deep Bell Escutcheon	93.00	93.00
		2	Mainline MLQTCR19CX Chrome Angle Quarter Turn Stop Valve w/ Oval Handle	13.00	26.00
		2	Dearborn 1099B Chrome 5/8" OD Chrome Plated Flange	2.50	5.00
		1	Mainline ML102EZ White Lav-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.

			KITCHEN		-
					-
		1	American Standard 22SB.6252283S.075 Stainless Steel Colony 25" x 22 1/16" Three Hole Widespread Single Basin Drop-In Kitchen Sink	423.00	423.00
		1	American Standard 7077300.002 Chrome Colony PRO One Hole, Deck Mount Single Lever Handle Kitchen Faucet w/ Pull-Down Sprayer	355.00	355.00
		1	ISE 79850K-ISE Pro 750 120V/1PH 3/4HP Continuous Disposal w/ Cord	356.00	356.00
		1	ISE 76696 STS-OO Chrome/White Dual Outlet Sink Tip Switch w/ Chrome and White Buttons	116.00	116.00
		1	Webstone H77201W 3/8" Comp CP LF BR TMV w/ Checkpp	147.00	147.00
		1	Mainline ML510 Chrome Semi-Cast P-Trap w. CO 10 Brass Wall Tube Brass Nut Kit w/ Deep Bell Escutcheon	93.00	93.00
		2	Mainline MLQTCR19CX Chrome Angle Quarter Turn Stop Valve w/ Oval Handle	13.00	26.00
		2	Dearborn 1099B Chrome 5/8" OD Chrome Plated Flange	2.50	5.00
		1	Mainline ML102EZ White Lav-Guard Trap and Supply Cover for Tubular P-Trap, 2-Angle Stop and 2-Supply, ADA Compliant	84.00	84.00
					-
		1	SHIPPING/FREIGHT	219.00	219.00
					-
			TOTAL FOR ITEMS LISTED ABOVE	#VALUE!	7,891.00
					-
					-
					-

Raven Plumbing, Heating, and Backflow
Prevention Inc.
685 W Gunnsion Ave #107
Grand Junction, CO 81501

Proposal

Proposal #

283

Date:

8/18/2026

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

Job Name/Location:

CRFPD 301 Meadow Wood Dr

Customer Phone

Customer Fax

970-242-3548

970-242-0844

Item	Description	Cost	Qty	Total
Service	Plumbing - Remove and replace kitchen sink, remove and replace lower level drinking fountain, remove 2" line from kitchen to lower restrooms and replace it with 3" pvc pipe. Add new sink and plumbing in coffee bar. Disconnect the gas pipe from 6 furnaces and reinstall the gas piping to the 6 furnaces after they are replaced. Insulate new water lines with Armaflex insulation. State Plumbing permit is included. This proposal does not include sheet rock removal/repair, concrete cutting/ removal/ replacement, fire suppression, furnaces, HVAC condensate piping, Davis bacon wages, after hours work.	34,065.00	1	34,065.00
All payments are due at time of billing. Payments not received within 30 days will be charged 24% per annum interest. Customer is responsible for 35% collection fees and / or any and all attorney / legal fees that may be charged due to non-payment of this contract. If proposal is not signed and accepted within 30 days from the date above, prices are subject to change.		Total		\$34,065.00
Terms	Due Upon Receipt. All payments made with a credit card will be subject to a 3.5% charge.			

Please indicate your acceptance of this proposal by signing below.

Signature: _____ Date: _____

Office (970) 241-5779
Fax (970) 812-5245
Gavin's cell (970) 433-2367

JDL CUSTOM PLUMBING

P.O. Box 2565
Avon, Co. 81620
970-389-7118
jose@jdlvail.com

Proposal Submitted To: James Ricks

Phone: 970-242-3548

Job Location: 301 Meadowood Dr. Carbondale Co

Job Name: CRFPD

Date: 9/8/2026

We hereby propose, to furnish materials and labor – complete in accordance with specifications below for the sum of: \$25,060.00

- Running new drain line in cast iron 3 inch back to tie in underground.
- hangers and supports
- labor to complete the project
- remove 3 compartment sink and install new kitchen sink with garbage disposal
- existing sanitizer to be removed and re installed in same location
- gas to be permanently capped and removed at range
- Elkay drinking fountain
- Elkay stainless sink
- American standard sink
- American standard faucets

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.

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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.

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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: _____

Proposal

Coppersmith Plumbing Company Inc.

PNCI Construction

August 18, 2026

RE: Carbondale & Rural FPD HQ (301 Meadowood Dr. Carbondale, CO)

SUB: Plumbing Proposal

TO: James Rick

Scope of Work:

- Plumbing and as per plans by Bighorn dated 07/02/26 & attached scope page 3
- Plumbing fixtures as per schedule plan page P3-1
- Domestic water piping to be AquaPex pipe/fittings
- Waste and vent piping to be PVC pipe/fittings
- Replace existing 2" sewer line with new 3" as per plan
- Pipe insulation for new recirc. piping ONLY (To be Armaflex)

Exclusions:

- Permit
- Taxes
- Davis Bacon wages
- Concrete saw cutting / R&R
- Coring of holes
- Drywall R&R
- Ceiling R&R

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:

- \$23,481.00 + \$900.00 (gas line D&R email) = \$24,381.00

PROPOSAL GOOD FOR 30 DAYS

James Ricks

From: Pete Frigetto <pete@coppersmithplumbing.com>
Sent: Tuesday, September 8, 2026 2:33 PM
To: James Ricks
Subject: Carbondale Fire Dept.

Hey James,

Without being able to talk with Marty regarding the furnaces we spoke about earlier, I'm not sure if they are included in his proposal.

I did talk to Steve who was on site for the original job walk & he said there was no mention of disconnecting & reconnecting gas to furnaces which makes me think that portion of the work will be an extra.

I think if you budget an extra \$900.00 for disconnecting & reconnecting gas to 6 furnaces we should be covered.

Let me know if you have any questions or need anything else.

Thank you,

Pete Frigetto

James Ricks

From: Blake Vancuren <Blakev@excelfire.com>
Sent: Tuesday, August 18, 2026 1:09 PM
To: James Ricks
Subject: RE: PNCI -CRFPD HQ building ITB follow up

Hi James,

Excel won't be submitting pricing for this project.

Thanks,

Blake Vancuren

President / Owner

Excel Fire Protection

2314 Logos Dr., Grand Junction, CO 81505

C: 970.589.1601 | O: 970.434.4803

blakev@excelfire.com

<http://www.excelfire.com>



From: James Ricks <james@pnciconstruction.com>
Sent: Tuesday, August 18, 2026 10:55 AM
To: Excel Estimating <estimating@excelfire.com>
Subject: PNCI -CRFPD HQ building ITB follow up

Just a quick follow-up to see if you are interested in bidding on this project. Thanks.

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: Jason Savageau <jason@cookeys.com>
Sent: Tuesday, August 18, 2026 4:24 PM
To: James Ricks
Subject: RE: PNCI CRFPD HQ building ITB follow up

We will be passing on this one just not a very big scope of work for us to travel up there. Thank you

From: James Ricks <james@pnciconstruction.com>
Sent: Tuesday, August 18, 2026 4:03 PM
To: Jason Savageau <jason@cookeys.com>
Subject: RE: PNCI CRFPD HQ building ITB follow up

Hmmm. That's odd.

Renovation project up in Carbondale. Insulate all duct work. Remove and replace 6 furnaces and AC units. I have included the ITB in my reply. Bid is not due until 8/28.

From: Jason Savageau <jason@cookeys.com>
Sent: Tuesday, August 18, 2026 12:27 PM
To: James Ricks <james@pnciconstruction.com>
Subject: RE: PNCI CRFPD HQ building ITB follow up

I'm not seeing that I ever received an ITB this one. What is it??

From: James Ricks <james@pnciconstruction.com>
Sent: Tuesday, August 18, 2026 8:43 AM
To: Jason Savageau <jason@cookeys.com>
Subject: PNCI CRFPD HQ building ITB follow up

Just a quick follow-up to see if you are interested in bidding on this project.

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



James Ricks

From: estimating <estimating@frontierfireprotection.com>
Sent: Wednesday, August 5, 2026 9:10 AM
To: James Ricks
Subject: RE: CRFPD HQ Building renovation project - ITB

Hi James,

Frontier Fire Protection will not be bidding on this project.

Thanks,



Vi Hy | Estimating Sales Coordinator
9430 E. 40th Ave., Denver, CO. 80238
c. 720-443-6689
e chy@frontierfireprotection.com
www.natfiresafety.com



From: James Ricks <james@pnciconstruction.com>
Sent: Tuesday, August 4, 2026 12:10 PM
To: estimating <estimating@frontierfireprotection.com>
Subject: CRFPD HQ Building renovation project - ITB

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

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

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 August 11th at 1:30 PM at the CRFPD HQ Building in Carbondale.

Thank you-

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: CRFPD HQ
Division: 16 Electrical

Bid Tabulations

7/31/2026

SCOPE			
	Ridge Electric, LLC	White Star ELE	
DEMO	Included	Included	
Basement			
Rough Electrical	Included	Included	
Basement LED lighting	Included	Included	
Trim-out Electrical	Included	Included	
Main Level			
New Switches per scope	Included	Included	
Main Level LED lighting	Included	Included	
Floor Boxes	Included	Included	
Low Voltage			
Data/Comms Basement	Included	Included	
Data/Comms Main Level	Included	Included	
Fire Alarm Changes			
Basement level	Excluded	Excluded	
Main level	Excluded	Excluded	
EMS Comms Systems Basement	Excluded	Excluded	
EMS Comms Systems Main Level	Excluded	Excluded	
Security	Excluded	Excluded	
	\$193,095.00	\$296,926.00	



(970) 254-9449 Office
(970) 254-1120 Fax
462-A Glen Road
Grand Junction, CO 81501
www.ridgeelectricllc.com

All ELE scope confirmed in
email (See attachment)

August 28, 2026
PNCI
Attn: Tyler Schreiner

Project Name: CRFPD HQ Building Renovation

Estimate Total: \$193,095.00

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



(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 Carbondale & Rural FPD HQ, dated June 15, 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 or additions.
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.

James Ricks

From: Wade Schultz <wade@ridgeelec.com>
Sent: Friday, September 11, 2026 8:51 AM
To: James Ricks
Subject: RE: CRFPD HQ Building renovation project - ITB

Great thanks. Yes, we can move that stuff no added cost to the proposal.

From: James Ricks <james@pnciconstruction.com>
Sent: Friday, September 11, 2026 8:46 AM
To: Wade Schultz <wade@ridgeelec.com>
Subject: RE: CRFPD HQ Building renovation project - ITB

This is the only photo I have.

From: Wade Schultz <wade@ridgeelec.com>
Sent: Friday, September 11, 2026 8:40 AM
To: James Ricks <james@pnciconstruction.com>
Subject: RE: CRFPD HQ Building renovation project - ITB

James,
See below.

Thanks,
Wade Schultz
President
Ridge Electric, LLC
Office: (970) 254-9449
Cell: (970) 216-0970
wade@ridgeelec.com



From: James Ricks <james@pnciconstruction.com>
Sent: Friday, September 11, 2026 6:24 AM
To: Wade Schultz <wade@ridgeelec.com>
Subject: RE: CRFPD HQ Building renovation project - ITB

Wade,
Just 2 quick items that I wanted to confirm or have you add it to your bid and resubmit.

On pg E3-2 Note E3 it shows that the entry Fire alarm is to be moved to another location as indicated on the drawings. You have that included in your bid under Inclusion #1, correct? If not please add and resubmit. **James the note states "Alarm systems panel" I did not take that to mean Fire Alarm, if it's just a small enunciator panel that's no issue, we can move it (no added cost) if it's the main Fire Panel I may need to add in some additional cost. Do you have any photos of the panel there talking about in the note?**

Then, I did not see anything called out for Security or EMS Comms. Did you see anything in your review of the plans? I believe it was originally there but removed before final docs. **No, I did not see anything for those systems.**

Thanks.

From: Wade Schultz <wade@ridgeelec.com>
Sent: Friday, August 28, 2026 8:56 AM
To: James Ricks <james@pnciconstruction.com>
Subject: RE: CRFPD HQ Building renovation project - ITB

James,
Please see the attached proposal for the CRFPD HQ project. Let me know if you have any questions.

Thanks,
Wade Schultz
President
Ridge Electric, LLC
Office: (970) 254-9449
Cell: (970) 216-0970
wade@ridgeelec.com



From: James Ricks <james@pnciconstruction.com>
Sent: Tuesday, August 4, 2026 12:19 PM
To: Wade Schultz <wade@ridgeelec.com>
Subject: CRFPD HQ Building renovation project - ITB

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 August 11th at 1:30 PM at the CRFPD HQ Building in Carbondale.

Thank you-

James Ricks

White Star Electric, LLC
803 Winters Avenue
Grand Junction, CO 81501

(970) 256-9419 Phone
(970) 256-0082 Fax
CO Electrical License #EC-6243

Proposal

Date	Estimate #
8/28/2026	14963

Name / Address
PNCI 553 25 1/2 Road Grand Junction, CO 81505

Ship To
CRFPD HQ renovation 301 meadowood dr Carbondale, CO

Rep

Description	Qty	Cost	Total
Electrical wiring as per plans dated 7/31/2026. Including: -Lighting and lighting controls -Power -Power to mechanical -Demo -Data -supply and install of floor boxes	1	296,926.00	296,926.00
Excluding: Excavation and backfill, Concrete and asphalt cut or patch, Utility company charges, Security, Fire alarm.			

Any alteration/deviation from plans or 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 upon above work. Workman's Compensation and Public Liability Insurance on above work to be taken out by White Star Electric, LLC. Payments to be made upon progress invoicing. For each month the account remains past due a 2% charge will be added to balance. I hereby agree to pay all costs of collection and resonable attorney fees if this account becomes delinquent and is referred for collection.	Subtotal	\$296,926.00
	Sales Tax (8.66%)	\$0.00
	Total	\$296,926.00

SIGN AND RETURN AS AN ACCEPTANCE OF PROPOSAL

This Proposal expires within 10 days.

Signature _____ Date _____

James Ricks

From: Clint Hostettler <clint@walker-electric.biz>
Sent: Tuesday, August 18, 2026 10:21 AM
To: James Ricks; Caleb Hostettler
Subject: RE: PNCI CRFPD HQ building ITB follow up

We are going to have to pass on this one.

Thanks

Clint Hostettler
 **Walker Electric, Inc.**
PO Box 867
Rifle, CO 81650
970.625-5192 o
970.625-1977 f

From: James Ricks <james@pnciconstruction.com>
Sent: Tuesday, August 18, 2026 8:39 AM
To: Caleb Hostettler <caleb@walker-electric.biz>
Subject: PNCI CRFPD HQ building ITB follow up

Just a quick follow-up to see if you are interested in bidding on this project.

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

James Ricks

From: Jake Payton <jpayton@ec-electric.com>
Sent: Tuesday, August 18, 2026 8:50 AM
To: James Ricks
Subject: RE: PNCI CRFPD HQ building ITB follow up

Unfortunately, we are not going to be able to bid this one.

Thanks,
Jake Payton
EC Electric
PH: (970)241-3302
jpayton@ec-electric.com



From: James Ricks <james@pnciconstruction.com>
Sent: Tuesday, August 18, 2026 8:40 AM
To: Jake Payton <jpayton@ec-electric.com>
Subject: PNCI CRFPD HQ building ITB follow up

Just a quick follow-up to see if you are interested in bidding on this project.

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





RE: CRFPD HQ Building renovation project - ITB

From Marc McAtlin <Marc@mcatin.com>
Date Tue 8/4/2026 2:18 PM
To James Ricks <james@pnciconstruction.com>

James,

Thank you but wouldn't be able to man this one. Thank you for sending it. If you have anything in GJ we would love to bid it.

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, August 4, 2026 12:18 PM
To: Marc McAtlin <Marc@mcatin.com>
Subject: CRFPD HQ Building renovation project - ITB

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 August 11th at 1:30 PM at the CRFPD HQ Building in Carbondale.

Thank you-

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: juan@jdlelecinc.com
Sent: Thursday, September 10, 2026 6:36 PM
To: James Ricks
Cc: 'Jose De Loera'; 'Brian Atencio'
Subject: CRFPD electrical

James,

I greatly appreciate the opportunity on letting us bid this project for you, unfortunately this projects timing is not ideal for us, but we look forward to working with you on future projects.

Thank you.

Juan De Loera
JDL Electronics Inc.
juan@jdlelecinc.com
cell: 970-376-7789
PO Box 6311, Avon, Co 81620



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CRFPD HQ Renovation Project Pre-lim Schedule

ID	i	Name	Duration	Start	Finish	% Complete	June			
							5/17	5/24	5/31	6/7
1		CRFPD HQ Renovation Project	130 days?	Thu 7/30/26	Tue 2/2/27	0%				
2		Pre-Construction Phase	71 days?	Thu 7/30/26	Fri 11/6/26	0%				
3		Permit Docs Issued	0 days	Thu 7/30/26	Thu 7/30/26	0%				
4		Sub/ Supplier Bidding	15 days	Fri 7/31/26	Thu 8/20/26	0%				
14		Permitting	30 days	Fri 7/31/26	Fri 9/11/26	0%				
5		Pre-Bid Meeting	0 days	Tue 8/11/26	Tue 8/11/26	0%				
6		Question Deadline	0 days	Fri 8/14/26	Fri 8/14/26	0%				
7		Bidding Deadline	0 days	Fri 8/28/26	Fri 8/28/26	0%				
8		Owner Budget Submittal & Review	11 days	Fri 8/28/26	Mon 9/14/26	0%				
9		CRFPD Approvals	0 days	Tue 9/15/26	Tue 9/15/26	0%				
10		Permitting	20 days	Tue 9/15/26	Mon 10/12/26	0%				
11		Subcontracting & Buyout	10 days	Wed 9/16/26	Tue 9/29/26	0%				
12		Critical Submittals/ Lead Time	10 days	Wed 9/23/26	Tue 10/6/26	0%				
13		Balance of Submittals	10 days	Wed 9/30/26	Tue 10/13/26	5%				
15		Owner Move Out- Const Areas	4 days	Wed 10/7/26	Mon 10/12/26	0%				
16		Construction Phase	77 days	Wed 10/14/26	Tue 2/2/27	0%				
17		PHASE 1 Basement Level Scope	45 days	Wed 10/14/26	Wed 12/16/26	0%				
18		Demo	3 days	Wed 10/14/26	Fri 10/16/26	0%				
19		Concrete cutting and removal	1 day	Wed 10/14/26	Wed 10/14/26	0%				
24		Plumbing new line to existing sewer	2 days	Thu 10/15/26	Fri 10/16/26	0%				
20		Concrete repair	1 day	Mon 10/19/26	Mon 10/19/26	0%				
21		Interior Framing	5 days	Tue 10/20/26	Mon 10/26/26	0%				
22		Framing Inspection	0 days	Tue 10/27/26	Tue 10/27/26	0%				
23		MEP rough in (Mech, Electrical, Plumbing, Fire)	10 days	Wed 10/28/26	Tue 11/10/26	0%				
26		MEP Inspection	0 days	Wed 11/11/26	Wed 11/11/26	0%				
28		Insulation and Caulking	4 days	Thu 11/12/26	Tue 11/17/26	0%				
25		Drywall and Texture	8 days	Wed 11/18/26	Mon 11/30/26	0%				
27		Painting Scope	5 days	Tue 12/1/26	Mon 12/7/26	0%				
29		Flooring	2 days	Tue 12/8/26	Wed 12/9/26	0%				
30		Finishes (cabs, base, doors, etc...)	5 days	Tue 12/8/26	Mon 12/14/26	0%				
31		MEP Trim out (Mech, Electrical, Plumbing, Fire)	5 days	Wed 12/9/26	Tue 12/15/26	0%				
32		Basement MEP Inspection	0 days	Wed 12/16/26	Wed 12/16/26	0%				
33		PHASE 2 Main Floor Scope	33 days	Wed 12/16/26	Tue 2/2/27	0%				
35		Demo	4 days	Wed 12/16/26	Mon 12/21/26	0%				
		Critical		Milestone	◆	Deadline	↓			
		Task		Summary	▬	Progress				
Fri 9/11/26										

CRFPD HQ Renovation Project

Pre-lim Schedule

ID		Name	Duration	Start	Finish	% Complete	5/17	5/24	June 5/31	6/7	
37		Entry Interior Framing	2 days	Wed 12/16/26	Thu 12/17/26	0%					
36		MEP rough in (Mech, Electrical, Plumbing, Fire)	5 days	Fri 12/18/26	Thu 12/24/26	0%					
38		Framing Inspection	0 days	Fri 12/18/26	Fri 12/18/26	0%					
34		MEP Inspection	0 days	Wed 12/30/26	Wed 12/30/26	0%					
39		Insulation and Caulking	3 days	Wed 12/30/26	Mon 1/4/27	0%					
40		Drywall and Texture	4 days	Wed 1/6/27	Mon 1/11/27	0%					
41		Paint Scope	3 days	Tue 1/12/27	Thu 1/14/27	0%					
42		Flooring	10 days	Tue 1/12/27	Mon 1/25/27	0%					
43		MEP Trim out (Mech, Electrical, Plumbing, Fire)	9 days	Fri 1/15/27	Wed 1/27/27	0%					
44		Finishes (doors, cabinets, base, etc...)	6 days	Fri 1/15/27	Fri 1/22/27	0%					
45		Acoustical Paneling	8 days	Fri 1/15/27	Tue 1/26/27	0%					
46		MEP Final Inspection	0 days	Thu 1/28/27	Thu 1/28/27	0%					
47		Final Inspection	0 days	Thu 1/28/27	Thu 1/28/27	0%					
48		Punch list	2 days	Thu 1/28/27	Fri 1/29/27	0%					
49		Building turn over	0 days	Tue 2/2/27	Tue 2/2/27	0%					



Critical

Task

Milestone

Summary

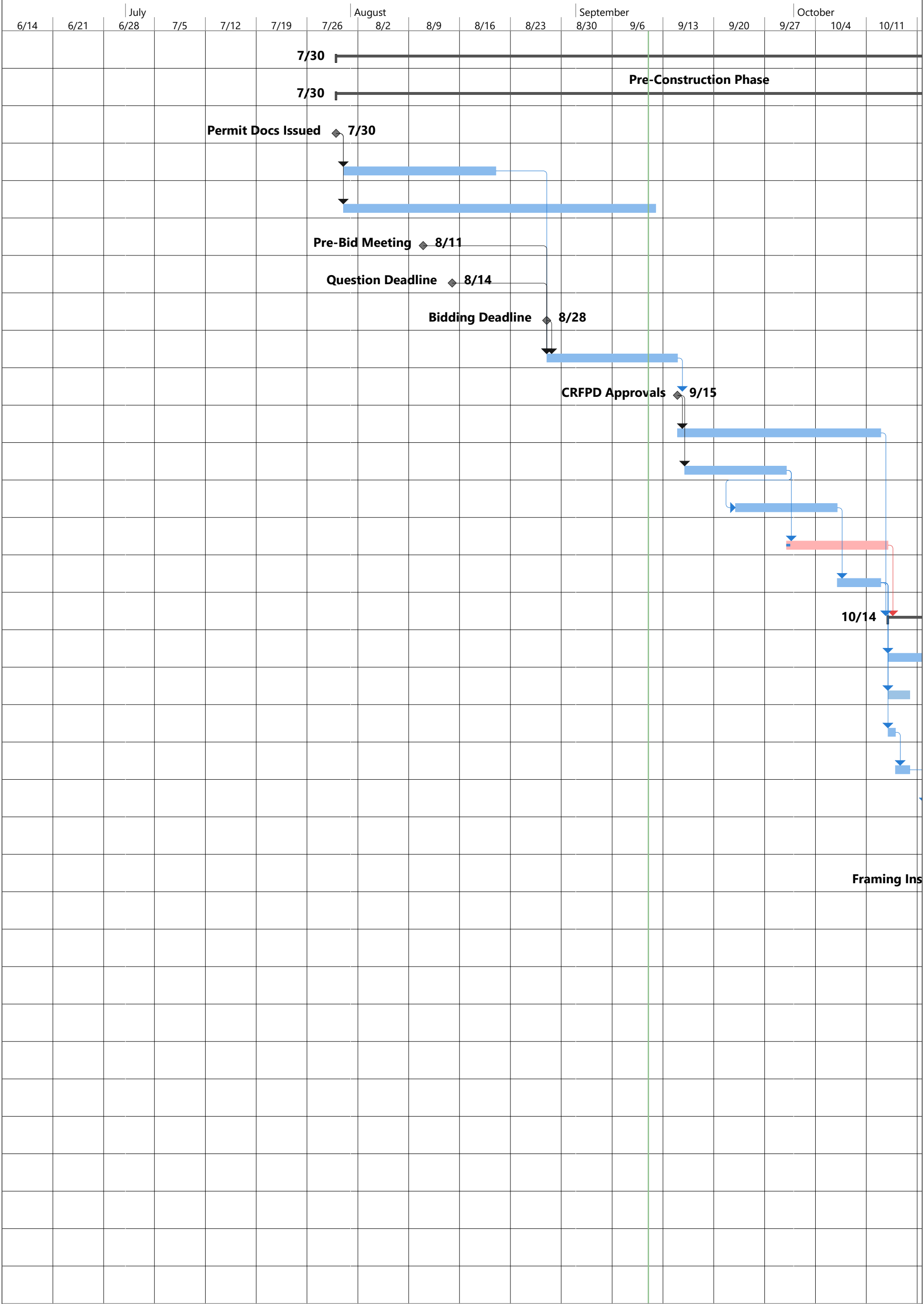
◆

Deadline

Progress

⬇

CRFPD HQ Renovation Project
Pre-lim Schedule



Critical

Task

Milestone

Summary

Deadline

Progress

CRFPD HQ Renovation Project

Pre-lim Schedule

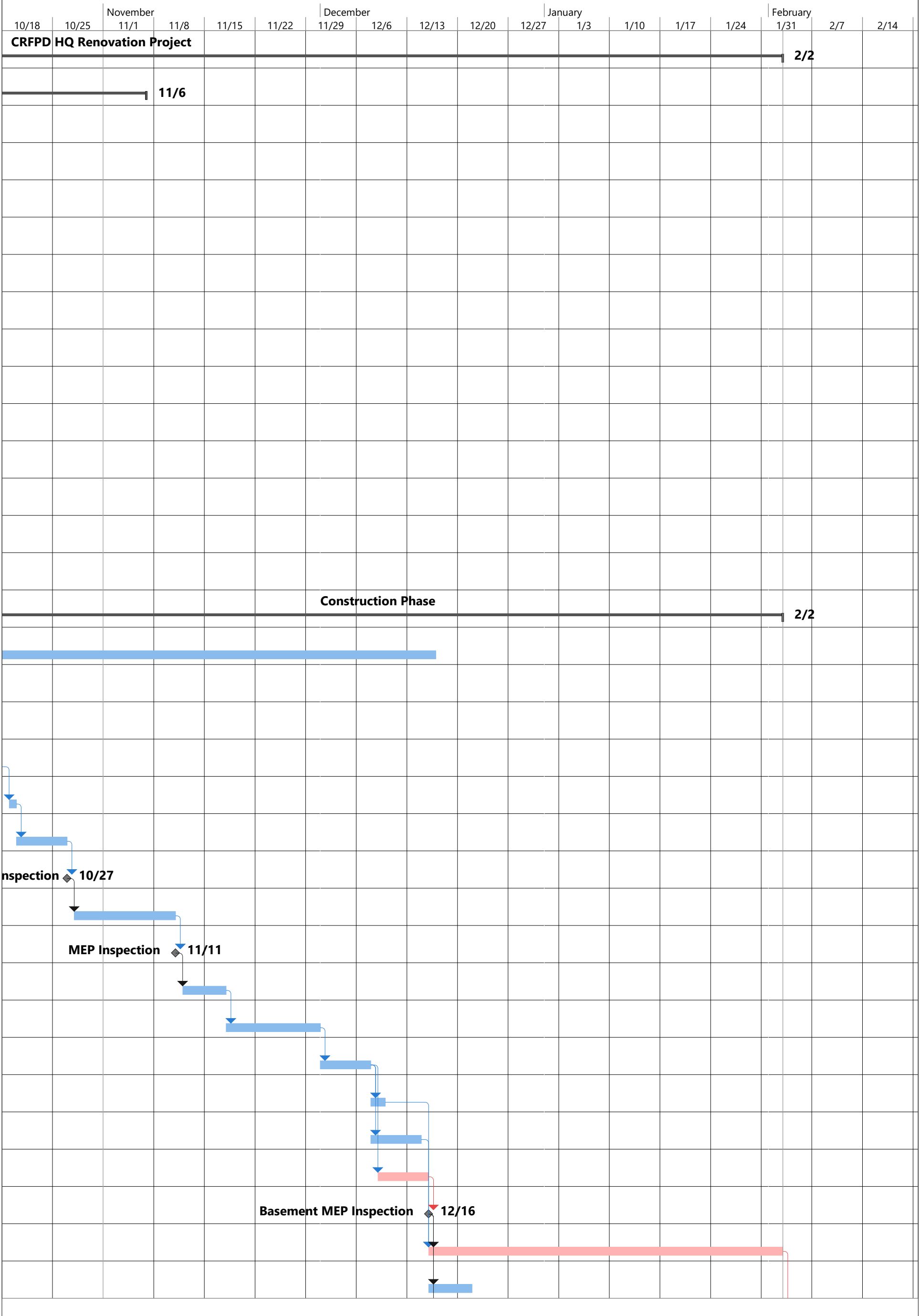
[illegible]

Legend for the Gantt chart symbols:

- Critical:** Represented by a red bar.
- Task:** Represented by a blue bar.
- Milestone:** Represented by a diamond shape.
- Summary:** Represented by a thick black bar.
- Deadline:** Represented by a green downward arrow.
- Progress:** Represented by a blue bar with a white fill.

CRFPD HQ Renovation Project

Pre-lim Schedule



Critical

Task

Milestone

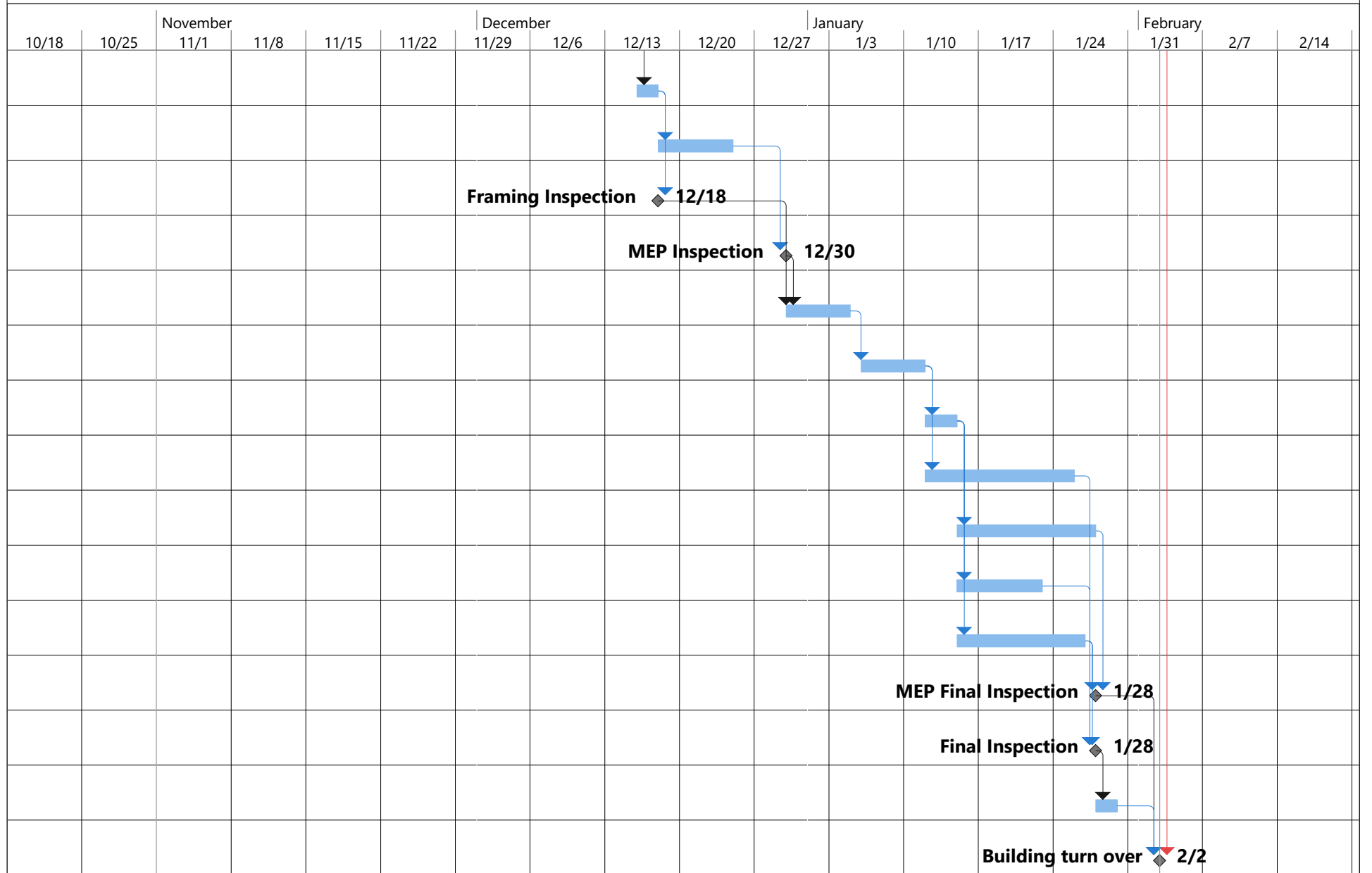
Summary

Deadline

Progress

CRFPD HQ Renovation Project

Pre-lim Schedule



Critical Milestone Deadline

Task Summary Progress

CRFPD HEADQUARTERS

CARBONDALE, CO

PROJECT SCHEMATIC DESIGN PHASE
BG ARCHITECTURE & DESIGN 05.27.2026

CONTENTS:

- EXISTING FLOOR PLANS
- PROPOSED FLOOR PLANS



