



HISTORIC PRESERVATION BOARD APPLICATION

PROJECT NAME: Victoria's House - Reroof

PROPERTY ADDRESS / GENERAL LOCATION: 420 Jerry Street, Castle Rock, CO, 80104

LEGAL DESCRIPTION: NORTH 37 1/2 FT LOT 17 AND W1/2 LOT 18 BLK 13 TOWN OF CASTLE ROCK 0.20 AM/L

PROJECT DESCRIPTION: Re-roof Victoria's House and Carriage House behind.

STATE PARCEL NO. 2505-112-08-004

PLEASE CHECK APPLICATION TYPE:

- ☐ DESIGN REVIEW LANDMARK
- ☐ ALTERATION CERTIFICATE
- ☐ DEMOLITION
- ☐ PROPERTY LANDMARKING
- ☐ RELOCATION

- ☐ LOCAL DESIGN ASSISTANCE GRANT
- ☐ LOCAL RESTORATION GRANT
- ☒ DOWNTOWN GRANT
- ☐ TAX CREDIT REVIEW

☐ OTHER: _____

PROPERTY OWNER INFORMATION:

Name Castle Rock Chamber Foundation
Company _____
Address 420 Jerry Street
Castle Rock, CO 80104
Phone 303-688-4597
Email sue@castlerock.org

Stacy Garmon
Property Owner Signature (Required)

REPRESENTATIVE INFORMATION:

Name Stacy Garmon
Company Castle Rock Chamber Foundation
Address 420 Jerry Street
Castle Rock, CO 80104
Phone 303-688-4597
Email stacy@castlerock.org

Stacy Garmon
Representative Signature (Required)

Additional names and contact information to send project comments to (e.g., engineer, architect):

Name _____
Company _____
Email _____

Name _____
Company _____
Email _____

Staff Use Only

Date Received: _____
Application Fee: \$ _____ Received: ☐

Project No. _____
Staff Contact: _____

Achieving the Community Vision through Excellence, Dedication and Service

We are applying for a grant to replace the roofing on Victoria's House (Castle Rock Chamber and Chamber Foundation Building). We have received two quotes for replacement. Both are attached, and separated by building.

One quote is for \$32,640 for both buildings, and the other quote is for \$31,612, so very comparable for the two bids. We have requested a third estimate, however, that contractor is not currently licensed within the Town of Castle Rock.

The scope of the project is to reroof both buildings, using asphalt shingles as currently exist on both buildings. Our desire is to complete this project in calendar year 2023. We understand this grant would match 25% of our total spend.

There are no elevation changes to the building that would exist, unless required by Town code.



COMMERCIAL & RESIDENTIAL

33540 Greystone Cir. Elizabeth, CO 80107 (720) 366-3008

Proposal

To:

Castle Rock Chamber

420 Jerry St.

Castle Rock, CO 80104

11/22/2022

Replace Asphalt Roof on Visitor Center (38.25 SQ)

- Remove and dispose of all asphalt roofing, felt, drip edging.
- Install 120 degree 2"x4" drip edge on all eaves (color tbd)
- Install 2 rows of granulated ice and water shield on all eaves
- Install ice and water shield in all valleys
- Install 15lb synthetic felt on entire roof surface
- Install 90 degree 2"x4" drip edge on all rake edges (color tbd)
- Install Owens Corning Durations Shingles (color tbd)
- Install Owens Corning Pro Edge Hip and Ridge
- Replace all turtle vents with Lomenco 750 turtle vents painted to match shingle color
- Replace all pipe jacks and paint to match
- Replace step flashing on all side walls, older section may need to be applied over the siding due to age of siding
- Reflash all skylights
- Apply self-adhering, modified bitumen roll roofing in low slope areas per code (color to match shingles)

Total price for roof replacement on Visitor Center: \$21,840.00

Replace Asphalt Roof on Carriage House (11.5 SQ)

- Remove and dispose of all asphalt roofing, felt, drip edging.
- Install 120 degree 2"x4" drip edge on all eaves (color tbd)
- Install 15lb synthetic felt on entire roof surface
- Install 90 degree 2"x4" drip edge on all rake edges (color tbd)
- Install Owens Corning Durations Shingles (color tbd)
- Install Owens Corning Pro Edge Hip and Ridge
- Replace all turtle vents with Lomenco 750 turtle vents painted to match shingle color
- Replace all pipe jacks and paint to match

Total price for roof replacement on Carriage House: \$10,800.00

David Cox
Owner
Rock Canyon Roofing Co.
33540 Greystone Cir.
Elizabeth, CO 80107
(303) 808-1839
Davidcoxroofer@gmail.com

www.RockCanyonRoofing.com

Joshua Henkels
Project Manager
Rock Canyon Roofing Co.
33540 Greystone Cir.
Elizabeth, CO 80107
(720) 219-8190
rooferjosh1111@gmail.com

www.RockCanyonRoofing.com



Re: Roofing Quote

CL Chris Lowe <chris@columbineroofing.com>
O To: 📧 Sue Turner

😊 ⏪ ⏩ ⏮ ⏭ ...
Wed 01/25/2023 1:20 PM

Added prices for the rest. Thanks

From: Chris Lowe <chris@columbineroofing.com>
Date: Wednesday, January 25, 2023 at 1:16 PM
To: Sue Turner <Sue@CastleRock.org>
Subject: Re: Roofing Quote

Sue,

I am sending you three quotes today.

1. Chamber Roof \$26,042.22 – Full quote to meet codes at this time. Can adjust after we meet with historic society and city Inspector. Upgraded to class 4 shingle no extra charge
2. Barn Roof \$5,570.28 – bulk of price is redecking entire roof before shingle install. Prices can be reduced if not needed once we tear the roof off.
3. Barn Gutters \$642.20 – Fence post need to be removed before gutter run can be added on south of barn


I will be out of town this Thursday thru Sunday but have my phone (970-231-6706) available if you have any questions.


I will reach out on Monday 1/30/23 to see if you have any questions about our proposals before you submit for your grant.

Thanks for giving us the opportunity to bid and we look forward to earning your business.

Thanks Again,

Chris Lowe
Owner/General Contractor
Office (720) 452-7663
Cell (970) 231-6706


218 Wilcox Street
Castle Rock, CO 80104
<http://www.columbineroofing.com/>
"Quality starts at the top"

 signature_1288450419

 signature_415756105

From: Sue Turner <Sue@CastleRock.org>
Date: Monday, January 23, 2023 at 1:55 PM
To: Chris Lowe <chris@columbineroofing.com>
Subject: Re: Roofing Quote

Sounds great, thank you!



Sue Turner
Director of Operations/LDC
303-688-4597 | c:303-638-4010
Sue@CastleRock.org
www.CastleRock.org
420 Jerry St. Castle Rock, CO 80104

From: Chris Lowe <chris@columbineroofing.com>
Sent: Monday, January 23, 2023 1:32 PM
To: Sue Turner <Sue@CastleRock.org>



Columbine Roofing & Exteriors

218 Wilcox Street • Castle Rock, CO 80104 • Phone: 720-452-7663

Castle Rock Chamber of Commerce
Phone: 303-688-4597

Job Address:
420 Jerry St
Castle Rock, CO 80104

Print Date: 1-27-2023

Proposal for Castle Rock Chamber of Commerce 420-2023CC Chamber

Thank you for letting Columbine Roofing & Exteriors provide you with a proposal to replace your roof.

This proposal reflects the installation of GAF Armorshield asphalt shingles. This is a class 4 shingle and will provide you with insurance premium discounts. As members of the chamber, we are upgrading your roof to a class 4 shingle at no extra charge (valued at \$1,530).

Please Note:

- Permit cost is unknown and will be added at time of final invoicing (estimating around \$400-\$500)

Additional Options:

- We recommend adding industrial heat cable on the front and rear of building to stop the ice damming that is occurring. This requires a 110v electrical outlet installed. There is an outlet on the front of the building but not sure if this can be used for the heat cable. This will have to be quoted separately and need an electrician to add exterior outlets as needed.
- If any decking is rotted or cracked and needs to be replaced to meet codes, additional cost of \$75/sheet installed.

Additional Notes:

- This proposal encompasses what is needed to replace the roof on the chamber building only and to meet city codes. We are in the process of getting a meeting together with the city inspector and representative from the historic society specifically on the stone wall sections of the building that meet the roof edge. More info is listed in a line item below. If determined we can install another way, we will reduce the price for the labor and material needed from this quote.



photo courtesy of - Colum

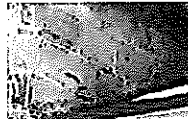


photo courtesy of - Colum



photo courtesy of - Colum



photo courtesy of - Colum

| Items | Description | Unit Price |
|---|---|------------|
| Underlayment | Install synthetic Rhino Roof underlayment over all decking. | \$0.00 |
| Ice and water barrier | Install ice and water barrier over eaves, in valley's and around roof penetrations. Includes air vents, pipe jacks, and bathroom vents. We install ice and water barrier at these areas for optimum roof protection to prevent water infiltration. | \$0.00 |
| Flashings | Install pre-painted baked enamel 1"x2" metal drip edge on rakes and 2"x4" metal gutter apron over the eaves @ 120 degree 2"x4" for ease of gutter install. Color: Dark Bronze | \$0.00 |
| Flashings | Install pre-painted backed enamel step flashing at wall and roof areas. Color - Dark Bronze | \$0.00 |
| Side Wall Flashing - Stone Walls - Code Item | After talking with Castle Rock Building Inspectors, they confirmed this is the correct process to bring the building up to code but also suggested it can get confusing when dealing with an historic building. We also left a voicemail for Brad Boland with the Historic Society to get his take on this this replacement section. The city suggested we set up a time to all meet and discuss the best way to replace these sections of the roof. I would like to set a meeting up once I hear back from Brad. | \$0.00 |

| | | |
|--|---|-------------|
| | <p>**Please see pictures attached of the front of the building where the stone meets the roof line.</p> <p>Code requires that 5" sidewall flashing is added if not existing when replacing roofs. There is about 65 linear feet of stone side walls mainly in the front of the building that meets the roof line. In order to meet 2018 building codes and to pass mid and final roofing inspections, we will have to grind out the stone as flat as we can and add 5" counter flashing onto the stone. From there, we can add our step flashing that will go 4" behind the counter flashing and 4" under the shingle.</p> <p>A great example of this is the newer addition of your building (meeting roof wall that butts up against your neighbor's wall. When outside looking at the roof, you can see the counter flashing was installed on the wall meeting the roof line from the gutter to the ridge on both east and west sides of the roof.</p> | |
| Additional Venting Needed - Code Item | <p>We noticed this building only has 4 air vents on the rear, lower section of the building (your meeting room) and zero air vents on the main historic building side. We also noticed that the building does not have soffit vents.</p> <p>Code item: Roofs need proper ventilation where air comes in from below (soffit vents) and out the top of the top air vents or ridge vent. Proper venting is crucial to roof installs because if not vented properly, your shingles will begin to bake from the inside and over time, begin to crack and allow for water to eventually penetrate your decking.</p> <p>Our plan is to add 22 soffits vents around the entire perimeter of the building to allow air to come in. From there we are planning on removing and closing the 4 existing air vents on the lower roof (meeting room) and replacing them with ridge vents. This will maintain the historic look of the building as we will not have to put box vents on the main side of the building. We will cut out the ridge, add the vent, and then add the ridge shingles. This will allow your roof to vent out the top properly.</p> | \$0.00 |
| Gutters | <p>Gutter Removal and Reinstall as needed</p> <ul style="list-style-type: none"> • Remove an existing gutter run on front of building and reattached as needed. • Some gutters were installed with hangers on top of shingles from previous repair • Install hangers under shingles • Add 3x4" downspouts on front of building to allow for better water flow | \$0.00 |
| Install Shingles | Install GAF Armorshield asphalt shingles (class 4 rated). Install with 6 nails/shingle for 130 MPH wind rating. Install hip and ridge shingles to match. Color: Weathered Wood | \$26,042.22 |
| Permits | CRE will obtain the required roofing permit from the City or County. We will order roof inspections as required and will make sure all roof final inspections have passed. Permit costs are unknown until purchased. CRE will add the cost of the permit at time of invoice. | \$0.00 |
| Manufacturer's Warranty | Provide manufacturer 30 year pro-rated warranty. Once roof is complete, we will send you information to go online and register your roof with the manufacturer. Warranty can be transferred if you sell your home. | \$0.00 |
| CRE Warranty | Provide a 5 year workmanship warranty covering roof install. CRE will fix any leaks or improperly installed roofing material for 5 years after install. Warranty can be transferred if you sell your home. | \$0.00 |
| Inclusions | <ul style="list-style-type: none"> - Install valley metal in all open valleys. -Install soffit vents around perimeter of entire building as there are no soffit vents existing -Install ridge vents on main historic building as there are no roof vents existing - CRE will dispose of any roofing debris during the roofing process. Heavy magnets will be used to recover any nails on property. CRE will leave the area clean after the install of roof. | \$0.00 |
| Exclusions | <ul style="list-style-type: none"> -If decking is rotted or cracked and needs to be replaced per city codes and/or manufacturer's guidelines, to remove and replace is \$75/sheet. Please see picture attached of original plank boards with OSB decking installed over. -We saw that one window on the skylight is cracked. This is not apart of this proposal -We recommend adding industrial heat tape/cable onto the front eaves of the building and the entire eave on the rear of the building. Heat cable needs to be plugged in during winter months to melt the snow so ice cycles do form in and on top of the gutters. This will have to be separately bided. | \$0.00 |
| Payment terms | We require 50% up front of contracted price. Payment is due at time of signed contract/permit purchased or no later than material delivery. Final payment is due within 10 business days of roof completion. We can work with customer if other payment arrangements need to be made. | \$0.00 |

Additional Notes:

Customer(s) agreed that they have read, understand and agree to all the TERMS & CONDITIONS on all pages of this agreement.

First payment of 50% down is due the first day of the roof build. Final payment is due within 30 days of the final invoice.

Final payment is not contingent upon final city/county inspection due to their potential exceeded timeframe

Contractor retains all supplemented and O&P costs on trades completed.

1) All Contracts and Proposals are subject to approval and may be withdrawn by Columbine Roofing & Exteriors within 60 days. All contracts must begin construction within 60 days of contract signing or new contract may be submitted by Columbine Roofing & Exteriors to reflect any material price increases.

2) **ENTIRE AGREEMENT GOVERNING LAW:** This agreement is the entire agreement between the parties concerning services to be provided to Client by Columbine Roofing & Exteriors and replaces or supersedes any prior contemporaneous negotiations, oral communications, agreements or understanding among attributable to the parties hereto. This agreement and all performance under it shall be governed by and construed in accordance with the laws in the State of Colorado.

3) **CONTROLLING LAW:** Columbine Roofing & Exteriors and Client hereby expressly agrees that any and all claims arising from Columbine Roofing & Exteriors work shall be subject to the rights, remedies, and procedures provided in the Construction Defect Reform Act, C.R.S. §§ 13-802 et seq.

4) **CLIENT OBLIGATION:** Client warrants that all information provided is complete and accurate to the best of the Client's knowledge and understands that Columbine Roofing & Exteriors is relying upon this information to do its work. Client is responsible for the Homeowners Association Approval of roofing and all exteriors products and colors. Client must maintain insurance on a property address prior and during the completion of this contract.

5) **WARRANTY:** Columbine Roofing & Exteriors upon final payment, will provide a 5 year roof labor warranty and any manufacturer warranties. All other trades will be warranted for 1 year from completion. Columbine Roofing & Exteriors makes no other guarantee or warranty, expressed or implied, in fact or by law, whether of merchantability, fitness for any particular purpose or any of the goods or services purchased by said company. No warranty exists until the contract is fulfilled and paid in full.

6) **MATERIALS:** Additional materials are ordered for each job. Any and all materials delivered to job address remain the property of Columbine Roofing & Exteriors unless authorized in writing by said company.

7) **FORCE MAJEURE:** Columbine Roofing & Exteriors shall not be held liable due to Force Majeure or any other unusual circumstances beyond the control of the company whether or similar or dissimilar in nature.

8) **DEFAULT:** Client shall provide to said company, in writing notice of any claim or default under this agreement in accordance with the Construction Defect Reform Act. Columbine Roofing & Exteriors shall be afforded the opportunity to inspect the premises and respond to the claim either by making a monetary settlement or offering to remedy the construction defect.

9) **LIABILITIES:** Columbine Roofing & Exteriors shall not be held liable for any unforeseen circumstances such as:

A. Damage to siding during the installation of flashing adjacent to siding that is worn, old or deteriorated and also siding that is not properly installed. Also some chips may occur in the replacement of flashing along the bottom edge of siding.

B. Possible damage to trees, shrubs, plants and slight scratches on gutters due to tear off.

C. Interior damage due to the loading, unloading, and installation (hammering) of materials. This includes sheet rock damage, cracks in the drywall, cracked plaster, nail pops, split or cracked crown molding, damaged pictures, light fixtures, ceiling fans or fallen dust and debris.

D. Any driveway or curb damage that results from settling, compression, or inadequate support as delivery and removal of roofing materials are heavy.

E. Any and all ventilation pipes in the attic. Owner is responsible to make sure all pipes that are protruding through the roof are properly connected after work and contract are completed.

F. Columbine Roofing & Exteriors will supply HVAC Contact Information to the Homeowner upon request.

G. Any loss or signal incurred while relocation satellite dishes, radio, TV or any other antennas. H. Any damage to the interior of the garage, including vehicles. It is strongly recommended that the homeowners remove all vehicles from garage and driveway to prevent possible damage.

10) **TRANSACTION:** You the buyer have to right to cancel and may cancel this transaction any time prior to midnight of the third business day after the date of this transaction. In witness where purchaser(s) each acknowledge receipt of a completed copy of this contract and all disclosures signed and dated with date written below. You the Client must being project within 90 days of contract date or after 1st insurance proceeds have been released. Client will forfeit/pay 15% of total insurance claim to Columbine Roofing & Exteriors for services rendered.

11) **ADDENDUM:** Any change orders requested by the property owner post signing this agreement must be agreed upon between the property owner and Columbine Roofing & Exteriors in writing and will be an addendum to this agreement. All change order addendums will become part of this agreement and will be incorporated herein.

12) **TAX/BASE CHARGES/OVERHEAD & PROFIT:** Any funds released such as by insurance provider will be received by Columbine Roofing & Exteriors for work performed.

13) **IF YOU, THE CUSTOMER, AGREED TO "CONTRACT TERMS" AS AN INSURANCE CLAIM:** You have authorized Columbine Roofing & Exteriors to exchange information in regards to your claim. In the event the property owner cancels or elects not to use Columbine Roofing & Exteriors after the claim has been approved, a fifteen (15%) service charge of the total claim amount will be assessed by the Homeowner or Business for services rendered.

14) **SUPPLEMENTS:** Any and all supplements approved and released by the insurance provider whether required by City or County Code or overlooked during initial insurance adjustment will be allotted to Columbine Roofing & Exteriors for work performed.

15) **LATE OR NON PAYMENT:** Any change default be made in payment of this contract, Columbine Roofing & Exteriors reserves the right to place a mechanics lien on contracted property. Past due accounts are defined as all work has been completed as defined by contract and the insurance company's release of final check (if applicable) and 30 days have passed. If Columbine Roofing & Exteriors is the prevailing party, I understand that any unpaid balance will be assessed an interest charge at the rate of 18% per year (1.5% monthly). Customer agrees to pay all collection costs, including but not limited to collection agency fees, plus reasonable attorney fees should the account be place in the hands of an attorney for collection.

CUSTOMER PAY SCHEDULE:

- 1ST INSTALLMENT OF 50% DUE WHEN MATERIAL IS DELIVERED OR WORK HAS BEEN STARTED.
- 2ND INSTALLMENT DUE WHEN WORK COMPLETED (CASH PRICE) OR 10 DAYS AFTER INSURANCE COMPANY HAS RELEASED FINAL PAYMENT.

****ALL PAYMENTS ARE DUE 30 DAYS AFTER FINAL INVOICE HAS BEEN SENT

I confirm that my action here represents my electronic signature and is binding.

Signature:

Date:

Print Name:



Columbine Roofing & Exteriors

218 Wilcox Street • Castle Rock, CO 80104 • Phone: 720-452-7663

Castle Rock Chamber of Commerce
Phone: 303-688-4597

Job Address:
420 Jerry St
Castle Rock, CO 80104

Print Date: 1-27-2023

Proposal for Castle Rock Chamber of Commerce 420-2023CC Barn

Thank you for letting Columbine Roofing & Exteriors provide you with a proposal to replace your roof.

This proposal reflects the installation of GAF Armorshield asphalt shingles. This is a class 4 shingle and will provide you with insurance premium discounts. As members of the chamber, we are upgrading your roof to a class 4 shingle at no extra charge (valued at \$400).

Please Note:

- Permit cost is unknown and will be added at time of final invoicing (estimating around \$100-\$200)

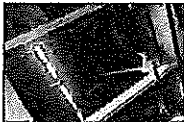


photo courtesy of - Columbine



photo courtesy of - Columbine



photo courtesy of - Columbine



photo courtesy of - Columbine

| Items | Description | Unit Price |
|--------------------------------|--|------------|
| Underlayment | Install synthetic Rhino Roof underlayment over all decking. | \$0.00 |
| Ice and water barrier | Install ice and water barrier over eaves, in valley's and around roof penetrations. Includes air vents, pipe jacks, and bathroom vents. We install ice and water barrier at these areas for optimum roof protection to prevent water infiltration. | \$0.00 |
| Install Shingles | Install GAF Armorshield asphalt shingles (class 4 rated). Install with 6 nails/shingle for 130 MPH wind rating. Install hip and ridge shingles to match. Color: Weathered Wood **This proposal includes replacing add decking/sheathing on barn roof before we install underlayment and shingles. | \$5,570.28 |
| Flashings | Install pre-painted baked enamel 1"x2" metal drip edge on rakes and 2"x4" metal gutter apron over the eaves @120 degree 2"x4" for ease of gutter install. Color: Dark Bronze | \$0.00 |
| Flashings | Install pre-painted backed enamel step flashing at wall and roof areas. Color - Dark Bronze | \$0.00 |
| Manufacturer's Warranty | Provide manufacturer 30 year pro-rated warranty. Once roof is complete, we will send you information to go online and register your roof with the manufacturer. Warranty can be transferred if you sell your home. | \$0.00 |
| CRE Warranty | Provide a 5 year workmanship warranty covering roof install. CRE will fix any leaks or improperly installed roofing material for 5 years after install. Warranty can be transferred if you sell your home. | \$0.00 |
| Permits | CRE will obtain the required roofing permit from the City or County. We will order roof inspections as required and will make sure all roof final inspections have passed. Permit costs are unknown until purchased. CRE will add the cost of the permit at time of invoice. | \$0.00 |

| | | |
|----------------------|---|--------|
| Inclusions | -CRE will dispose of any roofing debris during the roofing process. Heavy magnets will be used to recover any nails on property. CRE will leave the area clean after the install of roof. -Re-deck the entire barn with OSB decking as the existing decking is rotted and cracked. | \$0.00 |
| Payment terms | We require 50% up front of contracted price. Payment is due at time of signed contract/permit purchased or no later than material delivery. Final payment is due within 10 business days of roof completion. We can work with customer if other payment arrangements need to be made. | \$0.00 |

Total Price: \$5,570.28

Additional Notes:

Customer(s) agreed that they have read, understand and agree to all the TERMS & CONDITIONS on all pages of this agreement.

First payment of 50% down is due the first day of the roof build. Final payment is due within 30 days of the final invoice.

Final payment is not contingent upon final city/county inspection due to their potential exceeded timeframe

Contractor retains all supplemented and O&P costs on trades completed.

1) All Contracts and Proposals are subject to approval and may be withdrawn by Columbine Roofing & Exteriors within 60 days. All contracts must begin construction within 60 days of contract signing or new contract may be submitted by Columbine Roofing & Exteriors to reflect any material price increases.

2) **ENTIRE AGREEMENT GOVERNING LAW:** This agreement is the entire agreement between the parties concerning services to be provided to Client by Columbine Roofing & Exteriors and replaces or supersedes any prior contemporaneous negotiations, oral communications, agreements or understanding among attributable to the parties hereto. This agreement and all performance under it shall be governed by and construed in accordance with the laws in the State of Colorado.

3) **CONTROLLING LAW:** Columbine Roofing & Exteriors and Client hereby expressly agrees that any and all claims arising from Columbine Roofing & Exteriors work shall be subject to the rights, remedies, and procedures provided in the Construction Defect Reform Act, C.R.S. §§ 13-802 et seq.

4) **CLIENT OBLIGATION:** Client warrants that all information provided is complete and accurate to the best of the Client's knowledge and understands that Columbine Roofing & Exteriors is relying upon this information to do its work. Client is responsible for the Homeowners Association Approval of roofing and all exteriors products and colors. Client must maintain insurance on a property address prior and during the completion of this contract.

5) **WARRANTY:** Columbine Roofing & Exteriors upon final payment, will provide a 5 year roof labor warranty and any manufacturer warranties. All other trades will be warranted for 1 year from completion. Columbine Roofing & Exteriors makes no other guarantee or warranty, expressed or implied, in fact or by law, whether of merchantability, fitness for any particular purpose or any of the goods or services purchased by said company. No warranty exists until the contract is fulfilled and paid in full.

6) **MATERIALS:** Additional materials are ordered for each job. Any and all materials delivered to job address remain the property of Columbine Roofing & Exteriors unless authorized in writing by said company.

7) **FORCE MAJEURE:** Columbine Roofing & Exteriors shall not be held liable due to Force Majeure or any other unusual circumstances beyond the control of the company whether or similar or dissimilar in nature.

8) **DEFAULT:** Client shall provide to said company, in writing notice of any claim or default under this agreement in accordance with the Construction Defect Reform Act. Columbine Roofing & Exteriors shall be afforded the opportunity to inspect the premises and respond to the claim either by making a monetary settlement or offering to remedy the construction defect.

9) **LIABILITIES:** Columbine Roofing & Exteriors shall not be held liable for any unforeseen circumstances such as:

A. Damage to siding during the installation of flashing adjacent to siding that is worn, old or deteriorated and also siding that is not properly installed. Also some chips may occur in the replacement of flashing along the bottom edge of siding.

B. Possible damage to trees, shrubs, plants and slight scratches on gutters due to tear off.

C. Interior damage due to the loading, unloading, and installation (hammering) of materials. This includes sheet rock damage, cracks in the drywall, cracked plaster, nail pops, split or cracked crown molding, damaged pictures, light fixtures, ceiling fans or fallen dust and debris.

D. Any driveway or curb damage that results from settling, compression, or inadequate support as delivery and removal of roofing materials are heavy.

E. Any and all ventilation pipes in the attic. Owner is responsible to make sure all pipes that are protruding through the roof are properly connected after work and contract are completed.

F. Columbine Roofing & Exteriors will supply HVAC Contact Information to the Homeowner upon request.

G. Any loss or signal incurred while relocation satellite dishes, radio, TV or any other antennas. H. Any damage to the interior of the garage, including vehicles. It is strongly recommended that the homeowners remove all vehicles from garage and driveway to prevent possible damage.

10) **TRANSACTION:** You the buyer have to right to cancel and may cancel this transaction any time prior to midnight of the third business day after the date of this transaction. In witness where purchaser(s) each acknowledge receipt of a completed copy of this contract and all disclosures signed and dated with date written below. You the Client must begin project within 90 days of contract date or after 1st insurance proceeds have been released. Client will forfeit/pay 15% of total insurance claim to Columbine Roofing & Exteriors for services rendered.

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13) **IF YOU, THE CUSTOMER, AGREED TO "CONTRACT TERMS" AS AN INSURANCE CLAIM:** You have authorized Columbine Roofing & Exteriors to exchange information in regards to your claim. In the event the property owner cancels or elects not to use Columbine Roofing & Exteriors after the claim has been approved, a fifteen (15%) service charge of the total claim amount will be assessed by the Homeowner or Business for services rendered.

14) **SUPPLEMENTS:** Any and all supplements approved and released by the insurance provider whether required by City or County Code or overlooked during initial insurance adjustment will be allotted to Columbine Roofing & Exteriors for work performed.

15) **LATE OR NON PAYMENT:** Should default be made in payment of this contract, Columbine Roofing & Exteriors reserves the right to place a mechanics lien on contracted property. Past due accounts are defined as all work has been completed as defined by contract and the insurance company's release of final check (if applicable) and 30 days have passed. If Columbine Roofing & Exteriors is the prevailing party, I understand that any unpaid balance will be assessed an interest charge at the rate of 18% per year (1.5% monthly). Customer agrees to pay all collection costs, including but not limited to collection agency fees, plus reasonable attorney fees should the account be placed in the hands of an attorney for collection.

CUSTOMER PAY SCHEDULE:

- 1ST INSTALLMENT OF 50% DUE WHEN MATERIAL IS DELIVERED OR WORK HAS BEEN STARTED.
- 2ND INSTALLMENT DUE WHEN WORK COMPLETED (CASH PRICE) OR 10 DAYS AFTER INSURANCE COMPANY HAS RELEASED FINAL PAYMENT.

****ALL PAYMENTS ARE DUE 30 DAYS AFTER FINAL INVOICE HAS BEEN SENT

I confirm that my action here represents my electronic signature and is binding.

Signature:

Date:

Print Name:



Columbine Roofing & Exteriors

218 Wilcox Street • Castle Rock, CO 80104 • Phone: 720-452-7663

Castle Rock Chamber of Commerce
Phone: 303-688-4597

Job Address:
420 Jerry St
Castle Rock, CO 80104

Print Date: 1-27-2023

Proposal for Castle Rock Chamber of Commerce 420-2023 CC Gutters on Barn

Thank you for letting Columbine Roofing & Exteriors provide you with a proposal to replace your roof.

This proposal is to add gutters and downspouts onto the barn.

| Items | Description | Qty/Unit | Price |
|---------------------------------------|--|----------|----------|
| 5" Gutter Installation to Barn | <p>Gutter Removal and Disposal</p> <ul style="list-style-type: none">• Remove existing gutters and recycle/dispose of material <p>Gutter Installation</p> <ul style="list-style-type: none">• Manufactured (onsite) and installation of seamless rain gutter• 5" K Style Seamless Gutters <p>Gutter Coil Used</p> <ul style="list-style-type: none">• Aluminum <p>Pre-Painted Material</p> <p>Color: Eggshell of best match</p> <p>Downspout Installation</p> <ul style="list-style-type: none">• 2x3" Downspouts <p>Pre-Painted Material</p> <p>Color: Eggshell of best match</p> <p>Kickouts</p> <ul style="list-style-type: none">• Downspouts will include 4' runners to remove water away from home's foundation | 1 | \$642.20 |
| Inclusions | <p>Gutter Components</p> <ul style="list-style-type: none">• Hangers (heavy duty hidden hangers for a robust install and clean look)• Gutter end caps• Mitre cuts on corners• Sealant <p>Downspout Components</p> <ul style="list-style-type: none">• All fasteners, screws, straps will be color matched to the chosen color selection <p>Labor and Material</p> | 1 | \$0.00 |
| Exclusions | <p>There are two fence posts from your neighbors parking lot that are about 2" from the roof line of the barn. In order to add a 5" gutter run onto the south side of the barn, we would need the chamber to work with their neighbors on turning the posts so we can install a 5" gutter run to the barn.</p> | 1 | \$0.00 |

| | | | |
|--------------------------------------|---|---|--------|
| Gutter/Downspout Warranty | Warranty • Installation warranty for three years after date of installation | 1 | \$0.00 |
|--------------------------------------|---|---|--------|

Total Price: \$642.20

Contact Change: Fraternal Order of Eagles

Corrina Capotrio <ccapotrio@comcast.net>

Fri 01/27/2023 11:49 AM

To: Sue Turner <Sue@CastleRock.org>

Hi Sue,

I'm getting ready to renew the membership for the Fraternal Order of Eagles #3947 with the Chamber. However, before I do so, I need to change your point of contact on the account.

Please remove Becki Bradley as our contact. beckibradley2@gmail.com

Please add Diana Carroll, Eagles President, drcarroll@aol.com

Please add myself, Corrina Capotrio, Secretary, ccapotrio@comcast.net

Once I receive confirmation this change has been made, I'll be sending our renewal.

Thank you,

Corrina

Secretary, Eagles #3947



Roof - 2023

Dear Downtown Building Owner/Tenant:

Downtown Castle Rock is the heart of the community, both geographically and historically. As the center of the community, maintaining a strong, vibrant Downtown is critical to Castle Rock's vitality.

The Town of Castle Rock launched the Downtown Historic Preservation Grant in 2020 with the intention of preserving historic buildings that contribute to the charm and character of Downtown. The purpose of the grant is to provide monetary assistance for the rehabilitation and restoration of historic properties within the Downtown Overlay District and to better ensure their long-term viability, regardless of their historic landmark status.

The Masonic Lodge received the first grant in 2021 and The Castle Rock Chamber Foundation was awarded \$25,000 in 2022 to perform façade improvements to Victoria House, a local landmark built in 1889.

Up to \$50,000 in matching grants are awarded each year through the program, with up to \$25,000 per project available. Applicants must submit proof of matching funds to be eligible.

Buildings must be at least 50 years old to be eligible and although they don't need to be landmarked, they must have some historical significance. Priority will go to properties in the Downtown Core District, specifically around Courthouse Square.

Grant applications are reviewed and awarded biannually. **For 2023, the first round of applications are due February 1**, and awards by April 15, 2023. **The second round of applications are due August 1**, and awards by Oct. 15, 2023. Building owners or tenants, with owner approval, may apply for a grant.

For more information or questions, please contact me at bboland@CRgov.com or 720-733-3538 or visit CRgov.com/DowntownHistoricGrant.

Please pass on this information to anyone you feel might be interested in the grant program.

Kind regards,

Brad Boland, AICP
Long Range Project Manager