



# Heather Gardens

## METROPOLITAN DISTRICT

**HEATHER GARDENS METROPOLITAN DISTRICT  
BOARD ACTION**

**DATE: SEPTEMBER 7, 2023**

**MOTION NUMBER: 2-9-7-23**

**MOTION: EXTERIOR FREEZER PURCHASE**

Based upon the recommendation of the Restaurant Committee, I move that the Heather Gardens Metropolitan District Board of Directors approve the purchase of an exterior freezer for the restaurant upon the terms and conditions as stated in the attached Capital Expenditure Request Form, attached proposals, and contract.

*receiving an updated concrete proposal + spec*

**ECONOMIC COST TO THE DISTRICT: \$56,341.69**

**BUDGETED CAPITAL EXPENDITURE**

Motion by: Robin O'Meara

Second by:

*Craig Baldwin*

Rationale: The existing exterior freezer has required several expensive repairs resulting in the loss of food each breakdown. No further repairs or upgrades would extend the useful, so it is most cost effective to replace the existing freezer.

Debate: \_\_\_\_\_

Secondary Motion to : \_\_\_\_\_

Secondary Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_

**VOTE:**

	Yes	No
Craig Baldwin	<input checked="" type="checkbox"/>	
Rita Effler	<input checked="" type="checkbox"/>	
Eloise Laubach	<input checked="" type="checkbox"/>	
Robin O'Meara	<input checked="" type="checkbox"/>	
Daniel Taylor	<input checked="" type="checkbox"/>	
Total	5	

Yes	No

The secondary motion does/does not have a majority and passes/fails.

The main motion does/does not have a majority and passes/fails.

*Robin O'Meara*

Robin O'Meara, Secretary  
HGMD Board of Directors

*Daniel Taylor*

Daniel J. Taylor, President  
HGMD Board of Directors

**HEATHER GARDENS METROPOLITAN DISTRICT  
CAPITAL EXPENDITURE ADVISORY**

Project: Purchase of Outdoor Freezer for the Restaurant

Cost Center: Restaurant Date: \_\_\_\_\_

Budget	Budget Amount: _____	Contract Amount:	<u>\$56,341.69</u>
Year: <u>2023</u>		Change Order Reserve:	<u>\$ 3,653.31</u>
Tab: _____	Expended YTD: _____	Total Project Cost:	<u>\$59,995.00</u>
Pg: _____	Unexp. Balance: _____	Add. Funds Request:	_____

**AUDIT/FINANCE REVIEW:**

- This expenditure has been recommended by the \_\_\_\_\_ Committee.
- This expenditure was planned and budgeted in the Capital Projects Financing Plan. If not, explain why the project is being untaken at this time. \_\_\_\_\_

- Three bids were evaluated and the attached proposal is recommended as the most beneficial to the District. If not, explain why \_\_\_\_\_
- This project is at or below the budgeted amount.
- No additional money will be required to complete the project. If yes, explain why \_\_\_\_\_
- All required signatures have been obtained. If not, explain \_\_\_\_\_

**NOTES/EXPLANATION:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Audit/Finance Committee Chair

**HEATHER GARDENS METROPOLITAN DISTRICT  
CAPITAL EXPENDITURE REQUEST FORM**

Project: Purchase of Outdoor Freezer for the Restaurant

Cost Center: Restaurant

Date: August 31, 2023

Budget	Budget Amount: _____	Contract Amount:	<u>\$56,341.69</u>
Year: <u>2023</u>		Change Order Reserve:	<u>\$ 3,653.31</u>
Tab: _____	Expended YTD: _____	Total Project Cost:	<u>\$59,995.00</u>
Pg: _____	Unexp. Balance: _____	Add. Funds Request:	_____

**DESCRIPTION:** This project includes the dismantling and removal of the existing outdoor freezer located on the east side of the clubhouse just outside of the exterior kitchen door; the extension of the existing concrete slab to accommodate the new freezer dimensions; the upgrade of existing electrical service to the freezer location; and the installation of the new freezer. The freezer's compressor will be installed on a stand next to the clubhouse building between the freezer and the building. This is a change from the prior installation which had the compressor installed on the freezer roof. This change should enhance the life of the freezer roof. The three proposals necessary for the completion of the project are attached hereto and incorporated by reference. This capital expenditure request is approved by the District subject to the conditions and terms set forth herein, in the attached proposals, and the attached contract.

**JUSTIFICATION:** The existing exterior freezer has required several expensive repairs resulting in the loss of food for each breakdown. It was determined that no further repair or maintenance will extend the useful life of the freezer.

**BID COMPARISON:** Several bids were obtained during the year for this project. After approval for the prior capital expenditure request was withdrawn based upon an incomplete proposal, the District consulted with the Colorado Restaurant Association to find a reliable and recommended vendor. The primary proposal from Bargreen Ellington – Denver was the result of this process.

**RECOMMENDATION:** Three proposals are recommended for acceptance to complete the purchase and installation of a new exterior freezer for the restaurant. The Concrete.com proposal will be updated to reflect installation of the new model freezer. However, option 4. Finished slab size of 8' wide x 11' long will be used for pricing. The finished slab will actually be 7'11" wide x 11'10" long with a 3' ramp extension. Cost \$3,200. The Positively Charged Electric proposal will upgrade the existing electrical to accommodate the new freezer and connect the installed freezer. Cost \$5,645. Removal of the existing freezer and installation of the new freezer will be done by Bargreen Ellington – Denver. Cost \$47,496.69. Total cost is \$56,341.69. The Bargreen Ellington proposal will be amended to remove the sales tax of \$3,991.40 which is not paid by the District.

**PROJECT MANAGER:** Robin O'Meara, Chair Restaurant Committee

**PROJECT TIMELINE:** Please list the components of the project and the start and finish dates:

- 1. Extend Concrete Slab – Concrete.com Start: \_\_\_\_\_ Finish: 9/21/23
- 2. Upgrade existing electrical – Positively Charged Start: \_\_\_\_\_ Finish: 9/28/23
- 3. Demolition & Removal of Existing Freezer Start: \_\_\_\_\_ Finish: 1 day
- 4. Installation of New Freezer - Start: \_\_\_\_\_ Finish: +4 days

**PROJECT MANAGER:** \_\_\_\_\_

**PROJECT TIMELINE:** Please list the components of the project and the start and finish dates:

- 1. \_\_\_\_\_ Start: \_\_\_\_\_ Finish: \_\_\_\_\_
- 2. \_\_\_\_\_ Start: \_\_\_\_\_ Finish: \_\_\_\_\_
- 3. \_\_\_\_\_ Start: \_\_\_\_\_ Finish: \_\_\_\_\_
- 4. \_\_\_\_\_ Start: \_\_\_\_\_ Finish: \_\_\_\_\_

**PROJECT MANAGER:** \_\_\_\_\_

**PROJECT TIMELINE:** Please list the components of the project and the start and finish dates:

- 1. \_\_\_\_\_ Start: \_\_\_\_\_ Finish: \_\_\_\_\_
- 2. \_\_\_\_\_ Start: \_\_\_\_\_ Finish: \_\_\_\_\_
- 3. \_\_\_\_\_ Start: \_\_\_\_\_ Finish: \_\_\_\_\_
- 4. \_\_\_\_\_ Start: \_\_\_\_\_ Finish: \_\_\_\_\_

**PROJECT MANAGER:** \_\_\_\_\_

**PROJECT TIMELINE:** Please list the components of the project and the start and finish dates:

- 1. \_\_\_\_\_ Start: \_\_\_\_\_ Finish: \_\_\_\_\_
- 2. \_\_\_\_\_ Start: \_\_\_\_\_ Finish: \_\_\_\_\_
- 3. \_\_\_\_\_ Start: \_\_\_\_\_ Finish: \_\_\_\_\_
- 4. \_\_\_\_\_ Start: \_\_\_\_\_ Finish: \_\_\_\_\_

Manager or Dept Head	Committee Chair	Contracts	District's Manager's CFO	District's Manager's CEO	HGMD Treasurer	HGMD President
<input type="checkbox"/> Concur <input type="checkbox"/> Non-Concur	<input type="checkbox"/> Concur <input type="checkbox"/> Non-Concur	<input type="checkbox"/> Concur <input type="checkbox"/> Non-Concur	<input type="checkbox"/> Concur <input type="checkbox"/> Non-Concur	<input type="checkbox"/> Concur <input type="checkbox"/> Non-Concur	<input type="checkbox"/> Concur <input type="checkbox"/> Non-Concur	<input type="checkbox"/> Concur <input type="checkbox"/> Non-Concur



# Quote

08/15/2023

To:  
Heather Gardens  
Robin O'Meara

Project:  
Heather Gardens (Rendezvous) Walk-In  
2888 S Heather Gardens Way  
Aurora, CO 80014

From:  
Bargreen Ellingson - Denver  
Michael Modlin  
5005 WASHINGTON ST.  
Denver, CO 80216  
303--296-1684

Job Reference Number: 37653

Item	Qty	Description	Sell	Sell Total
1	1 ea	<b>WALK IN FREEZER, MODULAR, REMOTE</b> Kolpak Model No. CUSTOM FREEZER OUTDOOR (NSF) Overall Dimensions: 7'-11" (Hold-To) x 11'-10" x 7'-6 1/4" Refrigeration: Freezer Interior Dimensions: 7'-3" x 11'-2" x 6'-10 5/8" Walls: 4" Class 1 - Foamed in place Urethane Exterior: Galvalume - Embossed 26 Ga Interior: Galvalume - Embossed 26 Ga Ceiling: 4" Class 1 - Foamed in place Urethane Type: Standard Attachment: Lock Down Floor Application: 4" Class 1 - Foamed in place Urethane Type: Standard 1000# ERA Finish: Aluminum - Diamond Tread .100 Compartment Accessories: 1 ea Roof Cap - Sloped Membrane Free Standing (slope 1/4" per foot) 80 ea Tapcon Fasteners 40 ft Locks 11.5" Spacing 14 EA Racking Clip 6 ea Tie Down Angle - 1-3/4" x 6" x 96" (W-In FL to Foundation) with Hilti Bolts 6 ea Tie Down Angle - 1-1/2" x 1-1/2" x 96" (Int Wall to CL incl Partitions) 1 ea Light - LED 48IN 120/230V 50/60HZ Refrigeration: 1 ea KPC248LZOP-3E PC248LZOP-3E, 208-230/60/3, 2-1/2HP, R448A, Pre-Charged, Air-Cooled, Scroll, Low Temp Standard Compressor Unit, Amps: 12.3, Ambient Temperature: 100 Includes Fan Cycle Controls, Amps: 12.3, Ambient Temperature: 100 1 ea KEL26-066-2EC-PR-8 EL26-066-2EC-PR-8, 208-230/60/1, R448A, Low Temp, Electric Defrost, Standard Unit Cooler, Amps: 9.8 One year parts and labor included Door: 34" x 78" Right Swing Out Recessed 0" with 0" Leveling Sand and 0" Tile & Grout. Frame: Exterior: Galvalume - Embossed 26 Ga Kickplate, Alum .063 Diamond Tread 36" High Interior: Galvalume - Embossed 26 Ga Kickplate, Alum .063 Diamond Tread 36" High Plug: Exterior: Galvalume - Embossed 26 Ga Kickplate, Alum .063 Diamond Tread 36" High Interior: Galvalume - Embossed 26 Ga Kickplate, Alum .063 Diamond Tread 36" High Door/Opening Accessories: 1 ea Handle - Kason 28 with Locking Assembly (STD) 1 ea Door Closer - Kason 1094 (STD) 1 ea Vent - Pressure Relief, Heated (STD) 1 ea Ramp - Interior 34x20 1 ea Rainhood 2.83 If Threshold, Stainless Steel 14 ga 1 ea Heater Wire, 5 Watt / FT 2 ea Hinge - Kason 1346 Brushed Chrome Adjustable / Spring Assisted (STD) 1 ea Light Fixture - Kason 1803 LED w/Bulb, Globe & Nightlight 120V (STD) 1 ea Switch Thermometer Combo - Kason 1967-A2, 20ft Lead, 120V 50/60Hz F/C (Weatherproof 1-way)	\$32,805.29	\$32,805.29

Item	Qty	Description	Sell	Sell Total
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1 2 1/2 HP 2 - 5 YR Extended Compressor Warranty

ITEM TOTAL: \$32,805.29

KDI-1 1 ea INSTALLATION

\$10,750.00 \$10,750.00

Advanced Installation Management Model No. FREEZER INSTALL  
 Accept Delivery, Unload Truck, Sign For Potential Concealed Damage  
 Assemble One 11'-10"x7'-11"x7'-6.25" Walk-In Freezer  
 Trim, Plug, And Caulk  
 Roof Cap  
 Hang Evaporator Coil  
 Set Condensing Unit (On 1st Story Roof)  
 Crane Fee  
 Run And Supply Copper Refrigeration Line Sets (1 Total 50' Max)  
 Run And Supply Copper Drain Line And Heat Tape For Freezer  
 System Is PC So It Is Charged At Factory  
 Refrigeration Permits  
 Start-Up  
 \*\*\*Note Electrical Not Included  
 \*\*\*Note If Permit Is Required And Fees Exceed \$750 Additional Charges Will Apply  
 \*\*\*Note Core Drilling Not Included  
 \*\*\*Note Fire Stop And Sprinkler Work Not Included  
 \*\*\*Note Metal Roof Curbs Not Included  
 \*\*\*Note Pitch Pockets And Roof Penetrations Not Included  
 \*\*\*Note Night, Weekend, Prevailing Wage, And Union Labor Not Included  
 \*\*\*Note 1st Floor Install Quoted  
 \*\*\*Note Stamped Engineered Drawings On Line Set Location Not Included If Needed  
 \*\*\*Note Signed Sealed Drawings Not Included If Needed  
 \*\*\*Note Budget Quote. Pricing May Vary At That Time Based On Site Conditions  
 \*\*\*QUOTE VALID FOR 60 DAYS\*\*\*

ITEM TOTAL: \$10,750.00

KDI-2 1 ea INSTALLATION

\$2,200.00 \$2,200.00

Custom Model No. EXISTING FREEZER UNINSTALL  
 REMOVE AND DISPOSE OF EXISTING WALK-IN

ITEM TOTAL: \$2,200.00

Merchandise \$45,755.29  
 Freight \$1,750.00  
 Tax 8.81% \$3,991.40  
 Total \$51,496.69

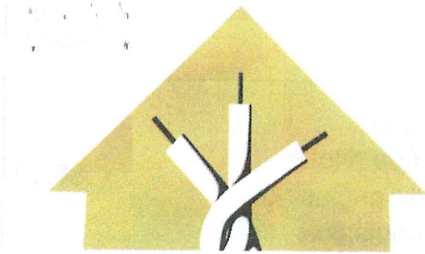
**CUSTOMER COMMITMENT:** In foodservice, things don't always go as planned. When those things happen, Bargreen Ellingson is committed to make it right. Our staff is given the power to resolve your issue. If they cannot, or if you are not completely satisfied, we encourage you to call our President, David Ellingson, at (253) 234-1400. Thank you for the opportunity to serve you!

**ENGAGEMENT CLIENT:** En restauration, les choses ne se passent pas toujours comme prévu. Lorsque ces choses se produisent, Bargreen Ellingson s'engage à y remédier. Notre personnel a le pouvoir de résoudre votre problème. S'ils ne peuvent pas, ou si vous n'êtes pas entièrement satisfait, nous vous encourageons à appeler notre président, David Ellingson, au (253) 234-1400. Merci pour l'opportunité de vous servir!

Acceptance: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Project Grand Total: \$51,496.69



## Positively Charged Electric

Heather Gardens  
2888 S Heather Gardens Way  
Aurora, CO 80014

(303) 755-0652  
Don.Ogorman@HeatherGardensMail.com

ESTIMATE	#2070
ESTIMATE DATE	Aug 23, 2023
TOTAL	\$5,645.00

### CONTACT US

Whispering Pines  
Aurora, CO 80016

(720) 327-4525  
Text@720-327-4525

## ESTIMATE

Services	qty	unit price	amount
External Freezer Disconnect current freezer and return the following business day to reconnect the new equipment. Based on the current provided specs we will need to reduce the overcurrent protection device of the existing single phase 208 volt circuit and run a new three-phase 20 amp circuit.	1.0	\$3,145.00	\$3,145.00
Permit Permit fee is an estimate based on available information on Aurora's website.	1.0	\$300.00	\$300.00
Plan Review Plan review is an estimate based on information available on Aurora's website.	1.0	\$500.00	\$500.00
Stamped Engineer Drawings Possibly required for plan review.	1.0	\$1,700.00	\$1,700.00

Services subtotal: \$5,645.00

Subtotal	\$5,645.00
<hr/>	
Tax (Credit Card Processing Fee (Not a Tax) Waived For Cash or Check Payments 3%)	\$0.00
<hr/>	
<b>Total</b>	<b>\$5,645.00</b>

All estimates are valid for a period of 30 days. All work carries a two year warranty unless otherwise stated.

Batteries, fuses, light bulbs and customer supplied materials are not warrantied.

Prices do not include permit, plan review or engineering fees unless otherwise stated.

A 3% processing fee will be applied to all credit card payments.



# EXTEND Existing SLAB COST



## PROPOSAL / CONTRACT

5801 DOWNING STREET  
DENVER, CO 80216  
SUNNYDAY-CONCRETE.COM

**Job:** Freezer Slab - 2888 S. Heather Gardens Way

Plans By: N/A

Bid#: 1710

**TO:** Heather Gardens

Plan Date:

5/23/2023 1:09:42 PM

2888 S. Heather Gardens Way  
Aurora, CO 80014

Location: Aurora, CO 80014

"This Proposal Replaces All  
Previous Proposals for the  
Same Work."

Attn: Don O'Gorman - Contracts Manager

T: (720) 974-6906 F: ( ) - 0

Don.OGorman@heathergardens.org

Specifications:

Freezer Slab extensions to accommodate various suppliers dimensions. Below pricing reflects new concrete being constructed on existing concrete paving.

1. Artic Industries BL88-F-R  
\* Finished slab size to be approx. 9'W x 9'L w/ 3' ramp extension.
2. Artic Industries BL810-F-R  
\* Finished slab size to be 9'W x 11'L w/ 3' ramp extension.
3. Artic Industries BL812-CF-R  
\* Finished slab size to be 9'W x 13'L w/ 3' ramp extension.
4. Norlake 7X10X8-70D  
\* Finished slab size to be 8'W x 11'L w/ 3' ramp extension.
5. Artic Industries BL68-F-R  
\* No modification required for 7'W x 9'L freezer. 7' x 10' pad already exists.

General Specifications:

- \* Form & place concrete over existing slab to extend pad footprint for new freezer.
  - \* Drill, epoxy & dowel into vertical face of existing freezer slab @ 24" O.C. to prevent off-set.
  - \* Drill, epoxy & dowel into existing horizontal concrete surface @ 24" O.C. to prevent separation.
  - \* 4500, air-entrained, non-colored concrete mix design w/ light broom finish for surface texture.
- NOTE: Slope percentage of new concrete to match surface of existing freezer slab.

**Plans Included in This Bid**

	Fnd/Walls/Etc.	Site/Flat/Misc.	Grand Total:
Totals			

Notes / Inclusions / Exclusions:

Includes:

Concrete, epoxy, dowels, labor & misc. material / small tools as needed to complete job outlined above.  
job minimum.

Excludes:

Saw-cut, demo, compaction, hauling, private locates, embeds, surveying, engineering, irrigation/electrical repairs, testing, permits, right-of-way, performance bonds. Change orders to be completed in writing.

COST TO EXTEND  
Existing Concrete  
SLAB

ALTERNATES / OPTIONS

Plan# / Desc.	Fnd/Walls/Etc.	Flat/Site/Misc.	Total
1. Artic Industries BL88-F-R	\$2,984.45	\$0.00	\$2,984.45
2. Artic Industries BL810-F-R	\$3,349.60	\$0.00	\$3,349.60
3. Artic Industries BL812-CF-R	\$3,874.77	\$0.00	\$3,874.77
4. Norlake 7X10X8-70D	\$3,149.79	\$0.00	\$3,149.79
5. Artic Industries BL68-F-R	\$0.00	\$0.00	\$0.00

- \* Excludes any items not specifically mentioned above!
- \* Accessibility to job site and cost of concrete pumps and export of footing spoils are not a part of this proposal unless specifically mentioned above!
- \* This is a non-prevailing wage and a non-public works job, unless otherwise noted.
- \*\* This proposal may be withdrawn by Sunny Day Concrete, LLC if the start of this project is in conflict with the availability of manpower and/or other resources or material price increases and / or 30 days have passed from date of this proposal.
- \* All grades are to be established to + or - 1/10' and brought to proper compaction.
- \* Progress payments to be made as work is completed, unless other arrangements are made.
- \* Interest will be added to over due invoices at 1.5% per month. If it becomes necessary to take legal action for nonpayment, the prevailing party will also be awarded reasonable attorney's fees.

VERY IMPORTANT PLEASE READ:

- \* ICE MELTING CHEMICALS SHOULD NEVER BE USED ON CONCRETE
- \* FERTILIZER CAN CAUSE RUST MARKS
- \* POSSIBILITY OF CRACKS IN CONCRETE FLATWORK TO BE CONSIDERED NORMAL
- \* CONCRETE IS HANDWORK, PUDDLES MAY OCCUR.
- \* COLOR CAN VARY BY TEMPERATURE, HUMIDITY AND SUNLIGHT
- \* DUE TO COLORADO SOIL CONDITIONS, SUNNY DAY CONCRETE IS NOT RESPONSIBLE FOR CONCRETE CRACKING OR BREAKING
- \* TROWEL MARKS ARE NORMAL
- \* BROOM FINISH CAN VARY DUE TO SHADE AND SUNLIGHT
- \* NOT RESPONSIBLE FOR UNSEEN SPRINKLER OR UTILITIES UNDER CONCRETE
- \* SUNNY DAY CONCRETE, LLC IS NOT RESPONSIBLE FOR VANDALISM OR WEATHER ONCE JOB IS COMPLETED AND FORMS ARE REMOVED

ACCEPTANCE OF PROPOSAL.- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified.  
Please sign & fax back to our office at 303-922-3919.

Digitally signed by John Lucio  
 DN: cn=JL, E=john@sunnydayconcrete.com,  
 ou=Sunny Day Concrete, LLC, C=US  
 Location: john@sunnyday-concrete.com  
 Reason: I have reviewed this document  
 Content type: 720-635-5233  
 Date: 2023.05.23 13:11:05-0500



\_\_\_\_\_  
 OWNER / CONTRACTOR

\_\_\_\_\_  
 DATE

BidBy: **John Lucio / Project Manager**  
**C. 720-635-5233**  
**F. 303-922-3919**  
**john@sunnyday-concrete.com**