



MEETINGS OF THE *Broomfield Council*

BROOMFIELD COUNCIL MEETING AGENDA

TUESDAY, JULY 14, 2026

6:00 PM

Broomfield Council Chambers

George Di Ciero City and County Building

One DesCombes Drive

Broomfield, CO 80020

1. Meeting Commencement

1.A. Pledge of Allegiance

1.B. Review and Approval of Agenda

2. Petitions and Communications

3. Councilmember Reports

4. Public Comment

5. Reports

5.A. 2025 Audit and Review of the 2025 Annual Comprehensive Financial Report

6. Consent Items

6.A. Minutes for Approval

6.B. Scientific and Cultural Facilities District Funding Allocations for 2026/2027 Funding Cycle (Resolution No. 2026-40)

– Resolution No. 2026-40 authorizing and approving the Scientific and Cultural Facilities District (SCFD) Funding Allocations for the 2026/2027 Funding Cycle

6.C. Paul Derda Recreation Center (PDRC) HVAC Agreement (Resolution No. 2026-91)

– Resolution No. 2026-91 authorizing and approving the Purchase of Equipment and Services for the Installation of HVAC Equipment at the Paul Derda Recreation Center

6.D. Industrial Lane Bikeway Phase 2 - First Amendment to Agreement for Construction Management Services (Resolution No. 2026-90)

– Resolution No. 2026-90 approving the First Amendment to the Consulting Agreement with Martin/Martin Inc. for the Industrial Lane Bikeway Phase 2 Improvements Project

- 6.E. Approving Changes to the Broomfield Code Related to Expired Registrations (Ordinance No. 2300 - First Reading)
– Ordinance 2300 updating the requirement of up to date vehicle registration as a condition of driving a vehicle in Broomfield to allow for accountability on either the driver or the registered owner
- 6.F. Request for Council Executive Sessions as Part of the Performance Review Process for the City and County Manager, Attorney, and Presiding Judge

7. Action Items

- 7.A. Submitting a Ballot Question to the Voters on the Length of a Future Mayor's term of office (Ordinance No. 2309 - Second Reading and Public Hearing)
– Ordinance No. 2309 submitting to a vote of the registered electors of the City and County of Broomfield at the coordinated election to be held on November 3, 2026, a proposed amendment to Section 4.3 of the Broomfield Charter regarding the term of office for future mayors
- 7.B. Police Building Expansion Agreement Amendments (Resolutions 2026-67 & 2026-88)
– Resolution No. 2026-67 approving the Guaranteed Maximum Price Amendment to the Construction Manager/General Contractor Agreement with FCI Constructors, Inc. for the construction of the Police Building Expansion
– Resolution No. 2026-88 approving the Third Amendment to the Consulting Agreement with Anderson Mason Dale Architects, P.C. (AMD) for the Police Building Expansion
- 7.C. 2026 Abstract of Assessment (Resolution No. 2026-76-BOE)
(Board of Equalization - BOE)
– Resolution No. 2026-76-BOE authorizing the Mayor to review and sign the 2026 Abstract of Assessment

8. Mayor and Councilmember Requests for Future Action

- 8.A. Councilmembers Twiss, Anderson, and Henkel's Request for Future Action Regarding Modification of Council's Flag Policy to Allow the Display of U.S. Armed Forces and POW/MIA Flags

9. Adjournment

The City and County of Broomfield operates without regard to race, color, national origin, ethnicity, citizenship, immigration status, religion, gender, age, sex, sexual orientation, gender identity, gender expression, marital status, source of income, military status, or disability in all programs and activities.

Individuals with disabilities requiring accommodation or persons needing a language interpreter must submit such a request to the City Clerk no later than noon on Thursday prior to the scheduled Council meeting to allow adequate time to make arrangements. Please call 303.438.6332 or TDD 303.465.5411 or write cityclerk@broomfield.org to make your request.

During the meeting, individuals can click the "CC" button on Live Council meeting video feeds to view closed captioning. Auxiliary hearing aid equipment can be requested on the night of the meeting with our AV team located at the back of the Council Chambers.



Date Posted: July 8, 2026

Summary

[View Correspondence](#)

[View Presentation](#)

[Section 12.11](#) of the Broomfield Home Rule Charter and Colorado state law require that an independent annual audit be made of all city and county accounts by a Certified Public Accountant.

In October 2024, City Council selected Eide Bailly, LLP (Eide Bailly) to perform the independent audit of Broomfield's financial statements.

The 2025 financial records were made available for audit review and all audit fieldwork has been completed. The draft [2025 Annual Comprehensive Financial Report](#) accompanies this report. The auditors have expressed an unqualified opinion on the financial statements, and this opinion is included in the Annual Comprehensive Financial Report. This is the highest level of opinion that can be given by an independent external auditor.

In addition to the financial audit, Eide Bailly annually provides their [Report to Governance](#) document which is an analysis of Broomfield's financial operations and results of the annual audit.

Financial Considerations

N/A

Prior Council or Other Entity Actions

October 8, 2024: Council approved Resolution No. [2024-159](#), authorizing an agreement between the City and County of Broomfield and Eide Bailly, LLP for 2024 through 2028, subject to renewal and annual appropriations, to audit Broomfield's financial statements.

Boards and Commissions Prior Actions and Recommendations

N/A

Proposed Actions / Recommendations

No formal action required. Questions and comments from the City Council are appreciated. The presentation of the 2025 Annual Comprehensive Financial Report is scheduled for the July 14, 2026 Council Meeting.

Alternatives

N/A



City and County of Broomfield

City Council Regular Meeting

A. Minutes for Approval

Meeting	Agenda Group
Tuesday, July 14, 2026, 6:00 PM	Consent Items Item: 6A.
Presented By	
Crystal Clemens, City Clerk	

Approval of Minutes for Regular Council Meetings of June 2 and June 9, 2026.

Attachments

[Minutes of June 2, 2026.pdf](#)

[Minutes of June 9, 2026.pdf](#)

Minutes for the City Council Regular Meeting

One DesCombes Drive, Broomfield, CO 80020

June 2, 2026, 6:00 PM - June 2, 2026, 10:02 PM

[View Correspondence](#)

[View Presentations](#)

Roll Call: *(The following members were in attendance)*

- **Guyleen Castriotta**, Mayor
- **Katie Peterson**, Ward 1
- **Julie Twiss**, Ward 1
- **Paloma Delgadillo**, Ward 2 (Remote)
- **Jean Lim, Mayor Pro Tem**, Ward 3
- **Sarah Braun**, Ward 3 (Remote)
- **Laurie Anderson**, Ward 4
- **Sean McKenzie**, Ward 4
- **Heidi Henkel**, Ward 5 (Remote, present at 8:34 p.m.)
- **Todd Cohen**, Ward 5

Not Present:

- **Austin Ward**, Ward 2

Also Present:

- Jennifer Hoffman, City and County Manager
- Anna Bertenzetti, Deputy City and County Manager
- Dan Casey, Deputy City and County Manager
- Nancy Rodgers, City and County Attorney
- Tasha Reynolds, City and County Clerk Administrator
- And various staff members

The Mayor called a recess at 8:04 p.m. The meeting reconvened at 8:16 p.m.

1. Meeting Commencement

1.A. Pledge of Allegiance- 6:02 PM

1.B. Review and Approval of Agenda- 6:03 PM

2. Petitions and Communications

2.A. Proclamation - Declaring June, 2026 as LGBTQIA+ Pride Month- 6:03 PM

2.B. Proclamation - Declaring June 5, 2026 as National Gun Violence Awareness Day- 6:23 PM

2.C. Presentation - 2026 Broomfield Trail Adventure and Kickoff for the Broomfield 100- 6:30 PM

2.D. Proclamation - Declaring June as Open Space and Trails Month- 6:35 PM

3. Councilmember Reports

4. Public Comment

5. Reports

5.A. 2026 Legislative Session Wrap-Up - 6:40 PM

6. Consent Items

Mayor Pro Tem Lim moved to approve Consent Item 6A. The motion was seconded by Councilmember McKenzie, and passed 8-0.

6.A. Resolution - Adopting Colorado Communities for Climate Action (CC4CA) Policy Statement Updates- 7:27 PM

7. Action Items

7.A. Public Hearing - Ordinance Second Reading - Residential Waste Services - Code Updates- 7:29 PM
Public Hearing was opened at 7:29 PM and closed at 7:32 PM

Mayor Pro Tem Lim moved to approve on second reading and order published by title Ordinance No. 2310 amending certain sections of Title 8 Chapter 4 of the Broomfield Municipal Code to modify City contracted waste collection services. The motion was seconded by Councilmember Twiss and passed 8-0.

7.B. Ordinance - First Reading - Xcel Energy Franchise Agreement and Ballot Question- 7:34 PM

Councilmember Twiss moved to approve on first reading and order published in full Ordinance No. 2307 Xcel Energy Franchise Agreement for the use of the City and County's Rights of Way and other City and County property and vote on ballot question for voter approval of the franchise agreement. The motion was seconded by Councilmember Anderson and passed 8-0.

7.C. Ordinance - First Reading - Submitting a Ballot Question to the Voters on the Length of a Future Mayor's term of office- 8:16 PM

Councilmember Cohen moved to approve on first reading and order published in full Ordinance No. 2309 submitting to a vote of the registered electors of the City and County of Broomfield at the coordinated election to be held on November 3, 2026, a proposed amendment to Section 4.3 of the Broomfield Charter regarding the term of office for future mayors. The motion was seconded by Mayor Pro Tem Lim and passed 8-0.

7.D. Ordinance - First Reading - Adding Fiscal Impact Review Criteria for Land Use Applications for Rezoning, PUD Plans, and PUD Plan Amendments- 8:26 PM

Councilmember Anderson moved to approve Ordinance No. 2306 amending Chapter 17-38 and Chapter 17-48 of the Broomfield Municipal Code regarding the Standards of Review for Planned Unit Development Plans, Planned Unit Development Plan Amendments, and Rezoning. The motion was seconded by Councilmember Twiss.

Mayor Pro Tem moved to amend the ordinance to add fiscal impact evaluation and consideration as a criteria for Use By Special Reviews, which added changes to the following sections: 17-30-030(D) and 17-30-040(C)

The motion to amend was seconded by Councilmember Twiss and passed 9-0.

Councilmember McKenzie moved to amend the Ordinance to include greenhouse gas emissions impacts. The motion was seconded by Councilmember Peterson and failed 2-7. Mayor Pro Tem Lim and Councilmembers Anderson, Braun, Cohen, Delgadillo, Henkel and Twiss opposed.

The original motion as amended passed 9-0.

7.E. Ordinance - First Reading - Establishing a Temporary Moratorium on Data Centers - 9:22 PM

Councilmember Anderson moved to approve on first reading and order published in full Ordinance No. 2313 establishing a Temporary Moratorium on Data Center Facilities. The motion was seconded by Councilmember Twiss and passed 9-0.

8. Mayor and Councilmember Requests for Future Action

9. Adjournment

APPROVED:

Mayor Castriotta

Minutes for the City Council Regular Meeting

One DesCombes Drive, Broomfield, CO 80020

June 9, 2026, 6:00 PM - June 9, 2026, 10:22 PM

[View Correspondence](#)

[View Presentations](#)

Roll Call: *(The following members were in attendance)*

- **Guyleen Castriotta**, Mayor
- **Katie Peterson**, Ward 1
- **Paloma Delgadillo**, Ward 2
- **Austin Ward**, Ward 2 (Present until 8:23 p.m.)
- **Jean Lim, Mayor Pro Tem**, Ward 3 (Remote)
- **Laurie Anderson**, Ward 4
- **Sean McKenzie**, Ward 4
- **Heidi Henkel**, Ward 5
- **Todd Cohen**, Ward 5 (Remote, in person at 7:31 p.m.)

Not Present:

- **Julie Twiss**, Ward 1
- **Sarah Braun**, Ward 3

Also Present:

- Jennifer Hoffman, City and County Manager
- Anna Bertenzetti, Deputy City and County Manager
- Dan Casey, Deputy City and County Manager
- Nancy Rodgers, City and County Attorney
- Tasha Reynolds, City and County Clerk Administrator
- And various staff members

The Mayor called a recess at 8:23 p.m. The meeting reconvened at 8:33 p.m.

1. Meeting Commencement

1.A. Pledge of Allegiance- 6:02 PM

1.B. Review and Approval of Agenda- 6:03 PM

2. Petitions and Communications

2.A. Brewhaha and Great American Picnic and July 4th Fireworks Presentation- 6:03 PM

3. Councilmember Reports

4. Public Comment

5. Reports

5.A. Water Drought Update- 6:13 PM

5.B. Joint Service and Front Range Passenger Rail Presentation- 6:29 PM

6. Consent Items

Councilmember Delgadillo moved to approve Consent Items 6A-6E. The motion was seconded by Councilmember Peterson, and passed 7-0.

6.A. Minutes for Approval- 8:33 PM

6.B. Resolution - Electronic Benefit Transfers (EBT) - Acknowledge Review of Social Services Expenditures- 8:33 PM

6.C. Resolution - Agreement Professional Services related to the Midway Blvd. Multimodal- 8:33 PM

6.D. Resolution - Approval of Food Vendor for Senior Nutrition Program- 8:33 PM

6.E. Resolution - Third Amendment to Consulting Agreement for Design Services related to the W. 120th Avenue (Local) Complete Streets Project- 8:33 PM

7. Action Items

7.A. Public Hearing - Resolution - Lambertson Farms (Cobblestone Crossing) Residential Land Use Application- 8:36 PM

Public Hearing was opened at 8:37 PM and closed at 8:51 PM

Councilmember Delgadillo moved to approve Resolution No. 2026-69 approving the Lambertson Farms Filing No. 4 Replat C Planned Unit Development Plan 6th Amendment, Final Plat, Site Development Plan, and Comprehensive Plan Amendment. The motion was seconded by Councilmember Henkel, and passed 7-0.

8. Mayor and Councilmember Requests for Future Action

8.A. Councilmember McKenzie's Request for Future Action Regarding Greenhouse Gas Emissions and Environmental Information in Decision Infrastructure- 10:02 PM

9. Adjournment

APPROVED:

Mayor Castriotta

Office of the City and County Clerk



BROOMFIELD CITY COUNCIL

To: Mayor and City Council

From: Jennifer Hoffman, City and County Manager

Presented By: Alison Harvey, Deputy Director of Library, Arts & History

Meeting Date: Tuesday, July 14, 2026, 6:00 PM

Agenda Category: Consent Items

Agenda Item: 6B

Subject: Scientific and Cultural Facilities District Funding Allocations for 2026/2027 Funding Cycle (Resolution No. 2026-40)

- Resolution No. 2026-40 authorizing and approving the Scientific and Cultural Facilities District (SCFD) Funding Allocations for the 2026/2027 Funding Cycle

Goals: Thriving, Diverse, Safe and Welcoming Community

Overview

Correspondence and presentations for City Council agenda items, when available, can be viewed via links on the meeting agenda or the associated memo. Please note that not all items will have correspondence or presentation.

Staff seeks Council's approval of Resolution 2026-40, approving the Arts, History and Cultural Council's recommended funding plan for the distribution of the 2026/2027 Scientific and Cultural Facilities District (SCFD) funds.

Attachments

[Memo for the Scientific and Cultural Facilities District Funding Allocations for 2026_2027 Funding Cycle.pdf](#)

[Resolution No. 2026-40 Approving the SCFD 2026_2027 Funding Allocation.pdf](#)

[Attachment 1 2026-Broomfield-County-Tier-III-Guidelines.pdf](#)

[Attachment 2 SCFD-Unified-Rubric-Categories_2026.pdf](#)

[Exhibit A_ Broomfield County Funding Plan 2026.pdf](#)

Summary

[View Correspondence](#)

[View Presentation](#)

Proposed Resolution No. 2026-40 would approve the recommendations presented by the Arts, History and Cultural Council (AHCC) for distribution of the 2026/2027 Broomfield County Scientific and Cultural Facilities District (SCFD) funds. If approved by Council, the funding plan will be forwarded to the SCFD Board of Directors for approval in September 2026.

About SCFD:

SCFD is a special regional tax district with physical boundaries contiguous with the borders of the seven metro counties: Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, and Jefferson. SCFD funding is based on a 0.1% sales and use tax collected in those seven counties. This is equivalent to one penny on every \$10 collected. SCFD uses those tax dollars to fund organizations that provide for the enlightenment and entertainment of the public through the production, preservation, exhibition, advancement or preservation of Performing Art, Visual Art, Cultural History, Natural History or Natural Sciences.

Each year, the seven participating counties are allocated a proportionate amount of the sales and use tax collected the prior year, plus any county-specific adjustments determined necessary by SCFD board of directors. Counties are responsible for establishing a cultural council to participate in the SCFD-led competitive grant process that determines distribution of those funds; Broomfield's Arts, History and Cultural Council (AHCC) fills this role for Broomfield County. SCFD acts as the organizer of the grant process while the county cultural council reviews the grants and drafts a funding recommendation plan.

SCFD uses a three-tiered model to categorize organizations for the grant process. Organizations in Tiers I and II go through SCFD directly, while Tier III organizations go through the county-level grant process. To apply for any SCFD grant, organizations must complete the SCFD eligibility process prior to the grant window opening. Tier Three organizations can apply for an SCFD project grant or an SCFD general operating support (GOS) grant following the stipulations and guidelines set by SCFD and the specific county.

To ensure a comparable process across the seven counties, SCFD provides a Scoring Rubric (Attachment 2) to each county. Each county is responsible for determining any further guidelines and qualifications for grant fund distribution. Broomfield County Tier III Guidelines are listed in Attachment 1.

Broomfield Funding Plan:

In 2026, Broomfield received 2.395% of the total SCFD proceeds distributed to the seven counties plus county-specific adjustments, resulting in \$331,998.03 to Broomfield. This is an increase of 7.6% from the 2025 allocation.

This year, AHCC reviewed 42 grants: 10 for GOS and 32 for Project grants. There was a \$158,492 deficit between funds requested and SCFD funds received. AHCC set a threshold of average grant scores of 70% or higher for funding consideration. AHCC also prioritized the health and growth of Broomfield-based organizations by using a 1.1 multiplier for GOS and 0.9 multiplier for Project Grants. In total, AHCC funded 35 grant applications out of the 42 submitted grants. Two grants were not eligible for funding and five grants were cut due to grant application scores below the 70% threshold.

Based on Broomfield Municipal Code, Section 2-64-030(A)(2)(a), 25% of Broomfield's SCFD funds are allocated to the City and County of Broomfield's Arts & History Division to fund free community cultural programming. CCOB submits an SCFD grant application each year that is reviewed by AHCC as part of the SCFD grant process. The City and County of Broomfield's 2026 allocation of SCFD funds is \$82,999.51.

The AHCC recommends the funding plan as detailed in [Exhibit A](#).

Financial Considerations

The following table lists amounts received and distributed to Broomfield City and County funded recipients by SCFD.

Fiscal Year	SCFD Funds Allocation to Broomfield Organizations	Number of Funded Organizations
2022/2023	\$312,031	32
2023/2024	\$388,763	31
2024/2025	\$359,334	37
2025/2026	\$308,576	35
2026/2027	\$331,998	35

Prior Council or Other Entity Actions

In 2000, the Council adopted Ordinance No. 1445, establishing the Broomfield Cultural Council. The following year, they approved Resolution No. 2001-171, authorizing the first allocation of SCFD Tier III funds in Broomfield.

Council approved Ordinance No. 1901 on December 16, 2008, amending Chapter 2-64 of the Broomfield Municipal Code regarding the distribution of Scientific and Cultural Facilities District Funds; and Council amended Chapter 2-64 with the approval of [Ordinance No. 2163](#) on October 12, 2021. This amendment merged the Cultural Council and Public Arts Committee, and renamed the merged committee to Arts, History and Cultural Council, as well as added designated youth and youth alternate positions to the board.

Most recently Council approved [Resolution No. 2025-68](#) approving the SCFD 2025/2026 Funding Allocation based on the [Council Memo for the Proposed Resolution for Scientific and Cultural Facilities District \(SCFD\) Funding Allocations for the 2025/2026 Funding Cycle](#). Council has approved similar resolutions as the proposed Resolution No. 2026-40 each year since 2001.

Boards and Commissions Prior Actions and Recommendations

The Arts, History and Cultural Council (AHCC) has formulated its recommendations for the use of these funds. In summary, the recommendations by major category are:

Category	Recommended Allocation	% Total
General Operating Support (GOS)	\$ 236,876.51	71.35%
Special Projects Support	\$ 95,121.52	28.65%
Total SCFD Funds Allocated for Broomfield County	\$ 331,998.03	100%

Proposed Actions / Recommendations

If Council desires to allocate the funds, the appropriate motion is...

That [Resolution 2026-40](#) be adopted.

Alternatives

Council may suggest an alternative distribution.

RESOLUTION NO. 2026-40

A resolution authorizing and approving the Scientific and Cultural Facilities District (SCFD)
Funding Allocations for the 2026/2027 Funding Cycle

Be it resolved by the City Council of the City and County of Broomfield, Colorado:

Section 1.

The recommendations of the Arts, History and Cultural Council for allocation of the Tier III funds from the Scientific and Cultural Facilities District (SCFD), attached hereto as Exhibit A, are hereby approved.

Section 2.

The City and County Manager or a designee thereof is authorized to disperse the funds to the organizations in the amounts set forth in Exhibit A.

Section 3.

This resolution is effective upon its approval by the City Council.

Approved on July 14, 2026

The City and County of Broomfield, Colorado

Mayor

Attest:

Office of the City and County Clerk

Approved as to form:

NCR

City and County Attorney



Broomfield County Guideline

2026 Tier III SCFD Grant Application

Multi-County grant deadline: 4 p.m., Wednesday, March 4, 2026

Single-County grant deadline: 4 p.m., Wednesday, March 11, 2026

ELIGIBILITY

All applicants must have received SCFD eligibility prior to submitting a grant application. Eligibility requirements are listed on the [SCFD website](https://scfd.org). Please contact SCFD staff about eligibility questions scfd@scfd.org. Applicants must continually maintain compliance with all eligibility requirements. Eligibility does not guarantee funding. Organizations that receive SCFD funding are ineligible to apply for Broomfield Arts, Culture and Science grant funding in the same year.

FINAL GRANT REPORTS

Organizations with any outstanding Final Grant Reports will not be able to apply for funding.

HOW TO APPLY

All grant applications must be completed through the SCFD grants management system: <https://scfd.org/grantmaking/funded-organizations/tier-iii/>. Please read the [Grant Application Directions](#) in their entirety before contacting SCFD. Online Grant Tutorials are provided on the SCFD website and are highly recommended.

SUBMITTAL REQUIREMENTS

Incomplete applications will not be considered for funding and revisions after the grant application deadline will not be accepted.

CULTURAL COUNCIL STUDY SESSIONS

The Cultural Council will discuss applications during public study sessions. Applicant organizations will receive further communication regarding study sessions from SCFD Staff.

TIMELINE FOR USE OF FUNDS

Funds awarded in October 2026 are to be spent between October 2026 and December 31, 2026. A Final Grant Report for funds awarded during the 2026 cycle is due Wednesday, February 10, 2027.

GRANT AMENDMENTS

To request any amendments to your grant as awarded, please email scfd@scfd.org.

By statute, SCFD funding cannot be used for scholarships, pass-through funding for other entities, capital expenses, to retire debt, or for political or religious purposes. Read [SCFD Statutory Exclusions for Use of Funds](#) for more information.

DEFINITIONS

Activities: events that are open to the public, such as performances, exhibits, or outreach performances. Events that are not considered activities include classes that are not open to the public, rehearsals, and fundraising.

Educational Programming should be inclusive of the community. It does not refer exclusively to Title I schools. This may also include adult education.

Broomfield County Funding Criteria

TYPES OF FUNDING AVAILABLE:

GENERAL OPERATING SUPPORT (GOS): An unrestricted grant that helps an organization achieve its mission.

For GOS, virtual attendance/activities for the most recently completed fiscal year will not be included to determine compliance.

These funds support organizations based in Broomfield whose primary offices (as listed by the Colorado Secretary of State) are located in Broomfield County. Broomfield-based organizations can only apply for either General Operating **OR** Project Fund grants in Broomfield.

Maximum Grant Request: \$50,000*

***Ordinance Mandate:** 25% of the total funds available are allocated to the Arts and History Division per city ordinance #2163.

PROJECTS: A restricted grant to support a specific event or connected set of activities, with a beginning and an end, explicit objectives, and a predetermined cost.

For Project Grants, virtual programming will not be accepted. For hybrid programming, the project request budget can only reflect the in-person portion of the program.

Broomfield-based organizations can only apply for **EITHER** General Operating **OR** one Project Fund grant in Broomfield. Organizations that are **NOT** Broomfield-based may apply for funding for **ONE** project taking place in Broomfield County or outside the county where participation by Broomfield residents can be documented. The project is defined as one or more activities that are linked by content, audience or venue.

Maximum Grant Request: \$6,500

Follow-up Information Requested: If follow-up information is requested, please respond **WITHIN THREE BUSINESS DAYS**.

Important Dates:

Monday, April 13	6:00 p.m.	Cultural Council Study Session to review grant applications (virtual)
Monday, April 20	6:00 p.m.	Cultural Council Study Session to review grant applications (virtual)
Monday, April 27	6:00 p.m.	Cultural Council Study Session to review grant applications (virtual)
Monday, May 4	6:00 p.m.	Cultural Council Study Session to review grant applications (virtual)
Monday, May 11	6:00 p.m.	Cultural Council Study Session to review grant applications (virtual)
Monday, June 1	6:30 p.m.	Grant Allocation Meeting to draft SCFD Funding Plan (virtual/hybrid)
Tuesday, July 14	6:00 p.m.	SCFD Funding Plan Submitted to Broomfield City Council (virtual/hybrid)



Unified Scoring Rubric

1. Organization Mission and Objectives (5 points)

- The organization's mission and history are clearly and concisely articulated.
- Organization's activities are mission-based.

2. Operations and Strategy (10 points)

- Organization has adequate staffing levels and well-defined roles, including board, staff, and volunteers.
- Organization adequately describes its approach to program evaluation.
- Organization's education programs and/or collaborations are clearly defined.

3. Equity, Diversity, Inclusivity, and Accessibility (10 points)

- Organization demonstrates that EDIA practices are embedded in hiring and programming.
- Strategies for diversifying the board, staff, and audiences are clearly stated.
- Programs authentically engage the diverse populations that live within the county.
- Outreach efforts and program participation demonstrate a commitment to providing access for under-resourced and historically underserved communities.
- Organization has an evaluation process in place to gauge the progress of EDIA efforts and their impact

4. Financial Responsibility (10 points)

- Organization has adequate reserves (3-6 mo.).
- Organization has diverse funding sources.
- Requested funds are appropriate for the scale and impact of the described activity/project.
- Financials are accurate and concise. Any deficits, excess profits, and/or large fluctuations are explained.

5. Impact on County Residents (15 points)

- Organization marketing strategy is specific to the county(ies) where programming will occur. Marketing strategy targets all residents of the county.
- Organization describes a direct benefit to and active engagement with the county's residents and visitors.
- Planned activities expand and/or enrich programming available to county residents.

Exhibit A: Broomfield County Funding Plan 2026



SCFD 2026 Tier III Funding Plan Broomfield County

<i>From District Office</i>	
2026 Funds Available	\$ 331,998.03
Uncommitted/Return Funds from Previous Year	\$0.00
Total Available from District Office	\$ 331,998.03

Organization	General Operating Support	Amount Requested	Amount Recommended
BackStory Theatre	General Operating Support	\$ 39,000.00	\$ 33,074.00
Broomfield Civic Orchestra	General Operating Support	\$ 16,000.00	\$ 13,208.00
Broomfield Council on the Arts & Humanities	General Operating Support	\$ 50,000.00	\$ 43,388.00
Broomfield Veterans Memorial Museum	General Operating Support	\$ 48,500.00	\$ 36,211.00
City and County of Broomfield Arts and History Division	General Operating Support	\$ 75,000.00	\$ 82,999.51
Colorado Conservatory of Dance	General Operating Support	\$ 50,000.00	Ineligible
Colorado Fine Arts Association	General Operating Support	\$ 25,000.00	\$ 20,051.00
Colorado Repertory Singers	General Operating Support	\$ 10,000.00	\$ 7,945.00
Rocky Mountain Brassworks-A British Brass Band	General Operating Support	\$ 6,000.00	\$0.00
Sacred Voices	General Operating Support	\$ 1,000.00	Ineligible

Organization	Project	Amount Requested	Amount Recommended
A Child's Song	Outreach (Inclusive Community-Based Music Education)	\$ 10,000.00	\$0.00
Artistico	Mexico in Motion: Broomfield Civic Cultural Partnership	\$ 6,500.00	\$ 4,375.00
Baroque Chamber Orchestra of Colorado	Playing From Memory	\$ 6,500.00	\$ 4,106.00

Organization	Project	Amount Requested	Amount Recommended
Boulder Ballet	Educational Outreach	\$ 7,500.00	\$ 4,979.00
Boulder Metalsmithing Association	Enhancing Art Through Metalsmithing	\$ 4,141.00	\$ 2,663.00
Boulder Philharmonic Orchestra	Music for Everyone	\$ 4,400.00	\$0.00
Centro Cultural Mexicano	Latin Beats: Sonidos de las Americas en las Escuelas	\$ 4,000.00	\$ 2,582.00
Chicano Humanities and Arts Council	2027 Milagros del Corazón Community Art Workshops & Exhibition	\$ 6,000.00	\$ 3,598.00
CMDance	School Dance and Movement Programs, Dance and Live Music Assemblies	\$ 5,000.00	\$ 3,262.00
Colorado Celebration of African American Arts and Culture	Colorado Black Arts Festival	\$ 6,000.00	\$ 3,900.00
Colorado Dragon Boat	Cultural EduTainment	\$ 6,500.00	\$ 4,465.00
Control Group Productions	Cultural Enrichment Encampment	\$ 5,000.00	\$ 3,020.00
Denver Municipal Band	Educational Workshops and Senior Center Concerts	\$ 1,600.00	\$ 1,070.00
Evergreen Jazz Festival	Evergreen Jazz Festival School Band Clinics and Assemblies	\$ 600.00	\$ 345.52
Feel the Beat Corp	Feel the Beat's Accessible Dance Classes with Lil' Friends and Kohl Elementary	\$ 6,500.00	\$ 4,120.00
Fiesta Colorado	Fiesta Colorado- Danzantes de Colores -Program	\$ 2,000.00	\$ 1,208.00
Friends of Dinosaur Ridge	School/Organizational Guided Group Tours of Dinosaur Ridge	\$ 2,300.00	\$ 1,522.00
Greater Boulder Youth Orchestras	Más Música	\$ 6,500.00	\$ 4,255.00
Growing Gardens of Boulder County	Youth Farm-Based Science and Nutrition Education	\$ 6,500.00	\$ 4,545.00
Historic Denver/Molly Brown House Museum	"Unsinkable" Education Programs	\$ 1,000.00	\$ 650.00
Mirror Image	Restorative Theatre for Youth Development	\$ 6,500.00	\$ 4,213.00

Organization	Project	Amount Requested	Amount Recommended
Museo de las Americas	Exhibits & Education Programs	\$ 6,500.00	\$ 3,641.00
Ocean First Institute	Youth & Community Conservation Education Programs	\$ 5,000.00	\$ 3,308.00
Parlando Incorporated	Outreach for Broomfield Schools and People with Intellectual Disabilities	\$ 6,500.00	\$ 4,660.00
Rocky Mountain Arts Association	DFC small ensemble concert: Misfits & Magic	\$ 6,500.00	\$ 4,046.00
Rocky Mountain Wildlife Alliance	Expanded Programing and Enhanced Nature Fest Booth	\$ 6,500.00	\$ 4,360.00
Seriesfest	Mobile Cinema Lab	\$ 6,500.00	\$0.00
Sphere Ensemble	Sphere Ensemble at the Broomfield Auditorium	\$ 6,500.00	\$ 4,390.00
Su Teatro	Su Teatro School Touring	\$ 6,500.00	\$ 4,283.00
T2 Dance Company	The Color Wheel Project	\$ 3,150.00	\$0.00
Think 360 Arts for Learning	Arts for All: Schools, Communities, and Beyond	\$ 5,000.00	\$ 3,227.00
WOW Children's Museum World of Wonder	WOW! Children's Museum Play For All Broomfield	\$ 6,300.00	\$ 4,328.00

Summary	Amount Requested	Amount Recommended	Percentage
General Operating Support	\$ 320,500.00	\$ 236,876.51	71.35%
Project	\$ 169,991.00	\$ 95,121.52	28.65%
Total	\$ 490,491.00	\$ 331,998.03	100%



BROOMFIELD CITY COUNCIL

To: Mayor and City Council

From: Jennifer Hoffman, City and County Manager

Presented By: Barney Gordon

Meeting Date: Tuesday, July 14, 2026, 6:00 PM

Agenda Category: Consent Items

Agenda Item: 6C

Subject: Paul Derda Recreation Center (PDRC) HVAC Agreement (Resolution No. 2026-91)

- Resolution No. 2026-91 authorizing and approving the Purchase of Equipment and Services for the Installation of HVAC Equipment at the Paul Derda Recreation Center

Goals: N/A

Overview

Correspondence and presentations for City Council agenda items, when available, can be viewed via links on the meeting agenda or the associated memo. Please note that not all items will have correspondence or presentations.

The Paul Derda Recreation Center (PDRC) requires a phased replacement of its major Heating, Ventilation, and Air Conditioning (HVAC) systems, which are past their service life and are causing increasing equipment failures, high maintenance costs, and carbon monoxide safety concerns. The project will replace the aging units with modern, high-efficiency equipment, including heat pump systems, to enhance reliability, improve air quality, and reduce energy consumption in support of greenhouse gas reduction goals. Staff recommends awarding the \$3,364,151 contract to Happel and Associates, Inc., the lowest responsive bidder, and adopting Resolution No. 2026-91 to approve the agreement.

Attachments

[Council Memo - PDRC Mechanical Upgrade.pdf](#)

[Resolution2026-91 with Happel and Associates, Inc..pdf](#)

[Standard Construction Agreement \(Asset Replacement\)- Happel and Associates, Inc - signed.pdf \(SECURED\).pdf](#)

Summary

[View Correspondence](#)

[View Presentation](#)

The Public Works Facility Services Division manages the heating, ventilation, and air conditioning (HVAC) systems serving the City and County of Broomfield (CCOB) facilities. Replacement of mechanical equipment is evaluated based on several factors, including years in service, repair frequency, availability of replacement parts, operational efficiency, system reliability, and overall lifecycle cost.

This project focuses on the phased replacement of major mechanical systems at the Paul Derda Recreation Center (PDRC). Many of the facility's HVAC systems were installed during the original construction of the building in 2003 and are now at or beyond their expected service life. Over the past several years, the facility has experienced increasing equipment failures, rising maintenance costs, and reduced system reliability. The existing rooftop units still operate using R-22 refrigerant, making repairs increasingly costly as R-22 continues to be phased out and becomes more expensive. Recent refrigerant replacement costs have exceeded \$1,800 for just 30 pounds of R-22. In addition, the gas fired heat exchangers within the rooftop units have reached their end of life, increasing the risk of cracks that could create carbon monoxide safety concerns and require costly emergency repairs or replacement of condemned equipment. Many replacement parts for the existing equipment are becoming difficult to source, resulting in longer repair times and increased operational impacts to the facility.

This project will replace aging rooftop units, heat recovery equipment, make-up air units, and associated hydronic and ventilation systems with modern, high-efficiency equipment designed to improve building performance, reliability, and controllability. These upgrades will improve indoor air quality, stabilize building temperature and humidity control, and reduce energy consumption while maintaining continuous operation of the recreation center.

The existing rooftop units and ventilation systems currently serving the PDRC were originally installed with heating efficiencies of approximately 80% when new and have degraded in performance due to age and wear. The replacement equipment will include high-efficiency rooftop units and ventilation systems that exceed current energy code requirements. The new systems incorporate high-efficiency gas heating, energy recovery ventilation, and variable-speed fan technology. In addition, several systems will be replaced with air-source heat pump rooftop units with natural gas backup, allowing the facility to reduce natural gas consumption while improving overall system efficiency. These upgrades will enhance energy performance, reduce utility consumption, and support the CCOB greenhouse gas reduction goals.

Due to the size and operational requirements of the facility, the project is structured into three phases to minimize disruption to recreation programming and public access. Phase One includes replacement of major ventilation and heat recovery systems and associated hydronic infrastructure. Phase Two includes replacement of several rooftop units serving core areas of the facility. Phase Three completes the mechanical modernization through replacement of the remaining rooftop systems with high-efficiency air-sourced heat pump equipment with natural gas backup.

The project is anticipated to begin within two weeks following City Council approval. Current equipment lead times are estimated at approximately forty weeks for Phase One and approximately twelve to fourteen weeks for Phase Two and Three equipment. As equipment and materials become available, the contractor may perform work across multiple phases simultaneously, with installation activities for each phase anticipated to be completed within ninety days following equipment delivery.

The new systems are designed to significantly improve overall energy performance and align with the City and County of Broomfield's greenhouse gas reduction goals. Modern equipment will provide improved energy recovery, higher operating efficiencies, and increased system redundancy to support the long-term operation of the facility.

Under full gas operation, the existing system consumes approximately 9.625 Million British Thermal Units (MMBtu) per hour, equating to an estimated operating cost of \$4.78 per hour based on current Xcel Energy natural gas rates. The upgraded system reduces gas demand to approximately 6.502 MMBtu per hour when operating in gas backup mode, lowering gas-related costs to approximately \$3.23 per hour.

During typical operation, the new heat pump systems will carry a significant portion of the facility's heating load. These systems operate at efficiencies exceeding 200-300% (Coefficient of Performance of 2.0-3.0), meaning they can deliver two to three units of heat for every one unit of electrical energy consumed. This allows the facility to shift a substantial portion of its heating demand from natural gas to electricity while reducing overall energy consumption. Although actual operating costs will vary based on utility rates and seasonal conditions, the upgraded system is expected to reduce lifecycle operating cost, improve overall energy performance, and significantly decrease greenhouse gas emissions.

Staff prepared and published an Invitation for Bid (26-IFB-PW-002) on the Rocky Mountain E-Purchasing System (BidNet) seeking qualified contractors to complete the mechanical replacement project. Only one proposal through the formal solicitation process was received, which did not provide all required items to meet the minimum requirement.

Due to receiving no competitive proposals through the solicitation process, the formal solicitation was considered non-competitive and therefore received no award. Due to this, the Department staff obtained three quotes from qualified vendors. The quotes ranged from \$3,364,151 to \$4,933,212. Happel and Associates, Inc. had the lowest price and was highly responsive during the process.

Following evaluation of submitted quotes, staff recommends awarding the contract to Happel and Associates, Inc., who demonstrated strong experience with large commercial mechanical replacement projects and provided the most responsive proposal meeting the technical and fiscal requirements of the project.

Proposed Resolution No. 2026-91 would authorize and approve an agreement with Happel and Associates, Inc. in the amount of \$3,364,151 for the Paul Derda Recreation Center Mechanical Replacement Project. The agreement includes labor, materials, equipment, and related services required to complete the phased mechanical system upgrades.

Financial Considerations

As shown in the sources and uses of funds summary below, the project can be completed within the budgeted amount.

Sources and Uses of Funds	Amount
PDRC - HVAC Replacements & Upgrades Fund 1 (20-70011-55200-24T0003)	\$4,972,000.00

Sources and Uses of Funds	Amount
Engineering Services	-\$100,130.00
Happel and Associates, Inc.	-\$3,364,151.00
Contingency (10%)	-\$336,415.00
Projected Balance	\$1,171,304.00

Prior Council or Other Entity Actions

On March 10, 2026, Council approved [Resolution No. 2026-33](#), Amendment #1 to the City and County of Broomfield 2026 Budget.

Proposed Actions / Recommendations

If Council desires to proceed with the project, the appropriate motion is...

That Resolution 2026-91 be adopted.

Alternatives

If this project is not approved, CCOB will continue operating aging HVAC systems that are at or beyond their expected service life, increasing the likelihood of equipment failures, emergency repairs, rising maintenance costs, and operation disruptions to the facility. In addition, the continued reliance on outdated, lower efficiency equipment and R-22 refrigerant systems will limit the facility's ability to reduce energy consumption and support the City and County of Broomfield's greenhouse gas reduction and sustainability goals.

RESOLUTION NO. 2026-91

A resolution authorizing and approving the Purchase of Equipment and Services for the Installation of HVAC Equipment at the Paul Derda Recreation Center.

Be it resolved by the City Council of the City and County of Broomfield, Colorado:

Section 1.

The agreement by and between the City and County of Broomfield and Happel and Associates Inc. attached hereto, in amount not to exceed \$3,364,151 for the purchase of equipment and installation services, is approved.

Section 2.

The City and County Manager or a designee is authorized to approve change orders in an aggregate amount not to exceed \$336,415 or approximately ten (10%) of the contract amount.

Section 3.

The Mayor or Mayor Pro Tem is authorized to sign and the Office of the City and County Clerk to attest the agreement, in form approved by the City and County Attorney.

Section 4.

This resolution is effective upon its approval by the City Council.

Approved on July 14, 2026

The City and County of Broomfield, Colorado

Mayor

Attest:

Office of the City and County Clerk

Approved as to form:

NCR

City and County Attorney

A CONSTRUCTION AGREEMENT BY AND BETWEEN THE CITY AND COUNTY OF BROOMFIELD
AND HAPPEL AND ASSOCIATES, INC. FOR PAUL DERDA RECREATION CENTER MECHANICAL
SYSTEM UPGRADE

1. PARTIES. The parties to this Construction Agreement (this “Agreement”) are the City and County of Broomfield, a Colorado municipal corporation and county, (the “City”) and Happel and Associates, Inc. a Colorado corporation (the “Contractor”), collectively, the “Parties,” or individually, a “Party.”
2. RECITALS. The Recitals to this Agreement are incorporated herein by this reference as though fully set forth within the body of this Agreement.
 - 2.1. The City is seeking a contractor to complete a phased mechanical system upgrade of the existing systems at the Paul Derda Recreation Center located at 13201 Lowell Blvd., Broomfield, Colorado, 80020 while maintaining continuous facility operations, a competitive selection process, which involved obtaining three quotes, was completed.
 - 2.2. The Contractor’s response to the above referenced solicitation was determined to be of best value to the City for the procurement of the services requested.
 - 2.3. The Parties therefore desire to enter into this Agreement for completion of the services further described herein.
3. TERMS AND CONDITIONS. In consideration of the mutual covenants and promises of the Parties contained herein, and other valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:
 - 3.1. Work. The Contractor agrees to furnish all necessary labor, materials, equipment, tools, and services necessary to perform in a workmanlike manner the work (hereinafter “Work”) described in the Scope of Work attached hereto as Exhibit A and incorporated by this reference and the Phase 1, 2 and 3 Blueprint Structural Paul Derda Rec Center Mech Upgrade For Permit Plans, also incorporated by this reference.
 - 3.2. Contract Documents. The Contract Documents shall consist of the following:
 - 3.2.1. This Agreement; and
 - 3.2.2. The Scope of Work attached hereto as Exhibit A;
 - 3.2.3. The Phase 1, 2 and 3 Engineered permit set plans from Blueprint Structural Engineering, EG Power Electrical Engineering and 20/20 Mechanical Engineering Paul Derda Rec Center Mech Upgrade For Permit Plans, incorporated by this reference due to their large size;

3.2.4. The Contractor's Cost Proposal dated May 11, 2026, attached hereto as Exhibit B; and

3.2.5. Any change orders and contract amendments, as applicable; and

3.2.6. The Insurance Requirements attached hereto as Exhibit C,

all of which are incorporated by reference as though set forth in full herein, whether or not attached hereto and shall form an integral part of this Contract. If there is any conflict between this Agreement and the other Contract Documents, this Agreement shall control.

3.3. Access and Inspection. The City and its representatives shall at all times have access to the Work. The Contractor shall provide proper facilities for access to and for inspection of the Work for the purpose of determining compliance with this Agreement and quality of workmanship and material. All materials, equipment and supplies used in the performance of the Work shall be subject to adequate inspection and testing in accordance with generally accepted standards. The City Representative may order that portions of the Work be uncovered, exposed or made available for observation, inspection or testing at no additional cost. The Contractor shall provide all labor, tools, materials, equipment and supplies necessary to comply with the request of the City Representative. If any portion of the Work is determined to be defective, the Contractor shall bear all costs involved to bring the Work into compliance with the Agreement, including without limitation the cost to replace any materials, to re-perform or to reconstruct. The Contractor shall remove from the work site all work or materials rejected by the City for failure to comply with the Contract whether incorporated in the Work or not at no additional cost to the City.

3.4. Site Clean-Up. On a daily basis, the Contractor shall maintain the work site free from accumulation of waste materials or rubbish caused by performance of the Work. The Contractor shall remove all rubbish, tools, construction equipment, machinery, and surplus material from the work site. If the Contractor fails to maintain the work site in an appropriate condition, the City may, after notice to the Contractor, perform any necessary clean-up and charge the clean-up costs to the Contractor. Portable toilet facilities shall be provided by the Contractor for use by the Contractor's employees.

3.5. Protection of Property. All existing interior finishes, structures, utilities, services, trees, shrubbery, etc. located on City property impacted by the Work shall be protected against damage or interrupted services at all times by the Contractor during the term of the Work. The Contractor shall be responsible for repairing or replacing any and all property which is damaged by reason of the Contractor's operation on the property to the satisfaction of the City within

three (3) weeks of the notification of such damage, which may be extended with written approval of the City.

- 3.6. Documents on Site. The Contractor shall maintain at the site for the City one electronic or hard copy of all drawings, specifications, addenda, change orders and other modifications, in good order and marked currently to record all changes made during construction. At the City's option, the referenced record drawings will be reviewed monthly by the City for acceptability. If, in the judgment of the City, the Contractor fails or refuses to keep these documents current, the Contractor shall not be entitled to progress payments until it makes the necessary changes to the documents to make them current.
- 3.7. Differing Site Conditions. The Contractor acknowledges that it has satisfied itself as to the character, quality, and quantity of materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site and review of the Contract Documents.
 - 3.7.1. Contractor shall give immediate written notice to the City Representative if it encounters a "Differing Site Condition," defined as either:
 - 3.7.1.1. Unknown physical conditions at the site, of an unusual nature, which differ materially from those ordinarily encountered and generally recognized as inhering in work of the character provided for in this Agreement.
 - 3.7.2. Contractor acknowledges that no request for a change order or modification in Contract Price resulting from a Differing Site Condition shall be allowed unless immediate written notice is provided and the conditions remain undisturbed until the City has the opportunity to investigate.
4. Completion Date. Within ten (10) calendar days of receipt of executed Agreement, the Contractor shall provide the City acceptable bonds, if applicable, and certificates of insurance. A Notice to Proceed will be issued upon City approval of the bonding and insurance. The Contractor shall perform no Work until the City Representative issues a Notice to Proceed.

The Contractor shall begin the Work on or before the fifth (5th) calendar day after receipt of the Notice to Proceed. The Notice to Proceed will stipulate the date on which the contract time count commences (the "Start Date"). The Contractor shall complete the Work and fulfill all of its other obligations on or before December 1, 2027 (the "Completion Date"). The Notice to Proceed will also set forth the Start Date and the Completion Date (together, the "Contract Time").

All time limits are of the essence in this Agreement. The Contractor acknowledges that a notice to proceed will not be issued until the City has received acceptable certificates of insurance and bonds, if applicable.

5. CONTRACTOR'S PROJECT SCHEDULE. The Contractor shall submit a completion schedule for the Work (the "Project Schedule") beginning with receipt of the signed Agreement and concluding with Project Completion prior to the commencement of the Work and shall coordinate on a daily basis with the City's project manager. The Project Schedule shall include all lead time for the order and delivery of equipment for the Work. Schedule updating shall be done on a weekly basis, or more often as necessary (each a "Schedule Update"). The revision shall indicate actual progress to date, changes resulting from change orders, and planned changes as necessary to complete the Work in accordance with the Contract Documents. All costs associated with the development and maintenance of the Project Schedule shall be borne by the Contractor. Acceptance by the City of the Contractor's Project Schedule does not relieve the Contractor of any of its responsibility whatsoever for the accuracy or feasibility of the Project Schedule, or of the Contractor's ability to meet the Contract Time, nor does such acceptance expressly or impliedly warrant, acknowledge or admit the reasonableness of the activities, duration, or cost loading of the Contractor's Project Schedule.
6. PRICE AND PAYMENT. The City shall pay the Contractor for performance of the Work an amount not to exceed \$3,364,151.00 (the "Contract Price") based upon the unit prices set forth on Contractor's Cost Proposal attached hereto as Exhibit B and in accordance with the following schedule:
 - 6.1. If the Contractor is satisfactorily performing the Agreement, the City shall make partial payments at the end of each calendar month or as soon thereafter as practicable of ninety-five percent (95%) of the Contract Price based on the calculated value of the Work completed (the "Partial Payments") and shall retain five percent (5%) of the amount due to the Contractor (the "Retained Amount") until the Work is complete. If applicable, the Contractor shall make payments to its subcontractors in accordance with C.R.S. §24-91-103.
 - 6.2. The City shall retain the Retained Amount until Final Acceptance (as defined in Final Acceptance and Final Payment below). If the Contractor has completed the Work in a manner finally acceptable to the City, the City may authorize final payment from the Retained Amount upon written request by invoice of the Contractor (the "Final Payment"). Before the Final Payment is made, the City and the Contractor, as applicable, shall comply with the Final Acceptance and Payment paragraph of this Agreement.

- 6.3. The Contractor shall, as soon as practicable after the end of each calendar month during performance of the Work, submit an itemized invoice for services performed, stating the percentage of the Work that has been completed and the type of services performed. Each invoice will also include an Application and Certificate of Payment form (AIA Document G702) or equivalent form approved by the City. The Contractor shall prepare the invoices at its sole cost and shall include sufficient detail to enable the City to verify the appropriateness of the invoice.
- 6.3.1. Detailed invoices for such Work shall include (a) date on which Work was provided, (b) details of the Work provided, (c) and include the purchase order number. Each invoice shall be subject to review and approval by the City Representative.
- 6.3.2. The City shall not be required to pay disputed items until the dispute is resolved. Payment of any invoice shall not act as a waiver of the City's right to recover in full any over-payment revealed by any subsequent audit or inspection. Incorrect payments to the Contractor due to omission, error, fraud, or defalcation may be recovered from the Contractor by deduction from subsequent payments due the Contractor under this Contract or other contracts between City and Contractor.
- 6.3.3. No air travel, car rental, entertainment, education expense, meals or similar or related costs shall be payable without prior written approval of the City.
- 6.3.4. Invoicing for Purchase Orders shall be submitted to a centralized Accounts Payable Department at accounting@broomfield.org.
- 6.4. Change Orders. The Contractor will do nothing to cause the Contract Price to increase without prior execution of a change order by the City. The City will issue no change order requiring additional compensable work to be performed, which work causes the aggregate amount payable under this Agreement to exceed the amount appropriated for this Agreement. Except as provided below and as provided in C.R.S. 24-91-103.6, the City shall have no duty or obligation whatsoever to compensate or to reimburse the Contractor for any additional work not specifically authorized as provided herein. In the event (i) the City requires additional compensable work to be performed by the Contractor prior to the execution or other finalization of a change order or contract amendment, and (ii) the Contractor has submitted to the City an estimate of the cost for the additional compensable work, then the City shall reimburse the Contractor for the costs associated with such additional work on a periodic basis in accordance with the terms of this Agreement.

7. FINAL INSPECTION AND FINAL PAYMENT.

7.1. Final Inspection. The Contractor shall notify the City when the Work is complete and ready for final inspection by means of a letter of completion (the "Letter of Completion") for each Phase of the Work. Within ten (10) calendar days of the City's receipt of the Letter of Completion for each phase, the City Representative shall make a final inspection to determine whether the Work has been completed in accordance with this Agreement and shall submit a written list of any defects to the Contractor (the "Punchlist"). The Contractor shall promptly correct all Punchlist items without additional cost to the City within ten (10) calendar days after receipt of the Punchlist. If any Punchlist item cannot be corrected within ten (10) calendar days, the Contractor shall submit a letter to the City Representative for approval requesting an extension of time to complete such item (the "Request for Extension"). The Request for Extension must be received by the City Representative within seven (7) calendar days of the Contractor's receipt of the Punchlist and shall include the Contractor's justification for the request and a schedule for completion of the Punchlist item. The Contractor shall also deliver to the City, all statements to support state sales and use tax refunds and any as-built drawings. The Contractor shall provide the City with a letter of approval for contract closure from any surety furnishing bonds for the Work provided on AIA Form G707 (Consent of Surety Letter) or equivalent form upon the completion of all three phases of the Work.

7.2. Final Payment. Upon satisfactory completion of all three phases of the Work, the City Representative will provide the Contractor with a written acceptance of the Work (the "Final Acceptance"). Payment shall not be made until the City Representative has approved the payment and a notice of contractor's settlement has been published in accordance with C.R.S. §38-26-107. The City shall condition publication and final settlement upon receipt of any duly executed approvals of the corporate surety or sureties issuing the bonds required hereunder. Such final settlement shall be advertised as provided by statute at least twice, the last publication appearing at least ten (10) days prior to the date of final settlement. On the date of final settlement (or such later date as may be permitted by statute if claims are asserted or litigation is commenced alleging nonpayment of funds due for labor, materials, supplies, etc.), payment and final settlement shall be made in full.

8. CONTRACTOR'S REPRESENTATIONS. In order to induce the City to enter into this Agreement, the Contractor makes the following representations:

8.1. The Contractor has familiarized itself with the nature and extent of the Agreement, Work, the locality, and with all local conditions and federal, state and local laws, ordinances, rules and regulations that in any manner may affect

cost, progress or performance of the Work. The Contractor acknowledges an obligation to comply with all applicable laws, including the Broomfield Municipal Code, to respect property rights by working within the defined work limits or designated staging areas, and to work within the prescribed work hours.

- 8.2. Before submitting a proposal, the Contractor has become fully informed regarding the Work and any materials or equipment required, including the amount or quantity thereof. No adjustment or modification shall be allowed for any misunderstanding of the Work or of equipment or material requirements, or of the provisions contained in this Contract and in the other Contract Documents.
 - 8.3. Contractor has given the City written notice of any conflicts, errors or discrepancies that he has discovered in the Agreement and exhibits incorporated therein and the written resolution thereof by the City is acceptable to the Contractor.
9. NOTICE AND AUTHORIZED REPRESENTATIVES. Any notice required or permitted by this Agreement shall be in writing and shall be sufficiently given for all purposes if sent by email to the authorized representative identified below. Such notice shall be deemed to have been given when the email was sent and received. The City may change its representative at any time by notice to the Contractor. The Contractor shall not replace the Contractor Representative unless: (a) the City requests a replacement, or (b) the Contractor terminates the employment of the Contractor Representative and provides a satisfactory substitute. The City must approve a substitute Contractor Representative, and, if no substitute is acceptable, the City may terminate this Agreement. The Parties each designate an authorized representative as follows:
- 9.1. The City designates Samuel Lewis as the authorized representative of the City under this Agreement. Email address is slewis@broomfield.org
 - 9.2. The Contractor designates Brad Silk as the authorized representative of the Contractor under this Agreement. Email address is Bsilk@happelbuilders.com.

If the Contractor is alleging that the City is in breach of this Agreement or has violated any term of this Agreement, Legal Notice shall be made by making the notice above with a copy to citycountyattorney@broomfield.org.

Failure of City's on-site representative to call to the attention of the Contractor any defective work or deviations from the Contract Documents shall not constitute acceptance of such work by the City or relieve the Contractor of its obligation to perform the Work in strict accordance with the Contract Documents.

10. TIME EXTENSIONS AND COMPENSATION FOR DELAY.

- 10.1. Remedy. If the Contractor is delayed or disrupted in the performance of the Work, the Contractor's exclusive remedy with respect to such delay or disruption shall be as stated in this Section.
- 10.2. Time Extensions. Evaluation of all time extension requests shall be based upon the latest updated project schedule submitted to the City by the Contractor.
- 10.3. Definitions. The following words shall have the meaning set forth below:
- 10.3.1. "Contractor Delay" is defined as delay on a particular date resulting from acts or omissions within the control of the Contractor or its subcontractors, agents or suppliers, including any delay within their joint control.
- 10.3.2. "No-Fault Delay" is defined as delay on a particular date resulting from events beyond the reasonable control of and without the fault or negligence of either the Contractor or the City or their agents, employees, contractors, subcontractors, sub-subcontractors or suppliers.
- 10.3.3. "Owner Delay" is defined as delay on a particular date resulting from acts or omissions within the control of the City, its agents, employees or contractors, including the City's Representative.
- 10.3.4. "Concurrent Delay" is defined as the occurrence on a particular date of one or more instances of Owner Delay and Contractor Delay, Owner Delay and No-Fault Delay or Contractor Delay and No-Fault Delay.
- 10.4. Completion Date Adjustment. An adjustment in the Completion Date for delay on a particular date shall be made under this subparagraph if any delay on such date is classified as either Owner, No-Fault or Concurrent Delay. The adjustment in the Completion Date shall only be in proportion to the amount of the delay, which is attributable to Owner, or No-Fault Delay. No adjustment in the Completion Date shall be allowed for the portion of the delay that is attributable to Contractor Delay, including but not limited to, that portion of a Concurrent Delay which includes Contractor Delay.
- 10.5. Price Adjustment. An adjustment in the Contract Price for delay on a particular date shall be made under this subparagraph only if such delay is classified as either Owner Delay or Concurrent Delay when such Concurrent Delay includes Owner Delay. The adjustment in the Contract Price shall only be in proportion to the portion of the delay costs, which is directly attributable to Owner Delay. No adjustment in the Contract Price shall be made for the portion of the delay

costs, which is attributable to Contractor Delay, or No-Fault Delay, or that portion of a Concurrent Delay which includes Contractor Delay or No-Fault Delay or both.

- 10.6. Mitigation. An adjustment in Contract Price shall be made under this subparagraph only to the extent to which the Contractor can demonstrate that its time-related costs to complete the Work will be increased. The Contractor expressly acknowledges its obligation to minimize the cost impact of compensable delays. The Contractor shall, to the best of its ability, re-assign labor and equipment, commence unaffected portions of the Work, and otherwise minimize delay costs. In no event shall the City be liable for payment of delay costs, which could have been avoided or mitigated by any means reasonably available to the Contractor or for consequential damages.
- 10.7. Notification of Delay and Recovery. The Contractor shall notify the City as soon as practicable regarding the nature and starting date of a delay, and the activities affected, but in no case later than seven (7) calendar days after the event giving rise to the delay. In the case of a continuing delay, only one notification shall be necessary. Any claim for an extension of time for delay shall be made in writing to the City not more than ten (10) calendar days after the end of the delay; otherwise, such claim shall be waived. Recovery of delay costs shall be waived unless a request for a change order for delay costs is submitted within ten (10) calendar days after the end of the delay period. The Contractor must also provide a cost and time impact analysis with any request for a change order for delay costs. The cost impact analysis shall contain all direct and indirect labor costs, all material and equipment expenses, any and all documented impact costs related to, and/or occasioned by the Work described therein, as well as all taxes (if applicable under the provisions of this Contract), insurance and profit. Documentation supporting this cost impact analysis must be submitted at the time of the request for change order for delay costs.
11. DEFAULT AND DAMAGES. If the Contractor fails to comply with any provision of this Agreement, the Contractor shall be liable for any and all damages, including without limitation, the cost of procuring similar supplies and services and all other costs and expenses incurred by the City because of such failure. If the Contractor fails or refuses to perform the Work on schedule, or to complete the Work in a timely and satisfactory manner, the City may terminate this Contract and the Contractor's right to proceed hereunder. If the City terminates this Contract under this paragraph, the Contractor may, at the option of the City, be required to cease any or all Work provided for under this Contract and shall be liable for any additional cost to the City for services acceptable to the City from another contractor as well as any actual damages associated with such failure to perform. The cost to complete the Work or any portion thereof which remains unperformed at the time of such termination, together with

any other damages, shall be deducted from any sum payable hereunder before final payment to the Contractor.

12. LIQUIDATED DAMAGES. Time is of the essence in completing the Work. Alternatively, and in lieu of actual damages for delay, in the event of delay in the completion of the Work as specified beyond the Completion Date, it would be difficult to determine the exact amount of the loss or damages suffered by the City due to delays in completion of the Work. However, the City has attempted to forecast a reasonable daily amount as compensation for the damages incurred due to late completion caused by the Contractor, based upon considerations which include, but are not limited to, public inconvenience and additional contract administration costs. Therefore, the Contractor will be liable to the City, as liquidated damages (and not as a penalty), in the amount of \$750 for each and every calendar day beyond the Completion Date. The City reserves the right to deduct said liquidated damages from any amount due the Contractor under this Agreement or, at its option, to collect such liquidated damages directly from the Contractor or its surety.
13. PERFORMANCE AND PAYMENT BONDS. In accordance with C.R.S. §38-26-105, if the Contract Price exceeds \$50,000, the Contractor shall furnish at its expense a separate performance bond and labor and materials bond, each for an amount not less than one hundred percent (100%) of the Contract Price. The bonds shall be issued by a qualified corporate surety licensed to transact business in Colorado. If at any time during performance of the Work the surety on the bonds shall be disqualified from doing business in Colorado, or shall become insolvent or otherwise impaired, the Contractor shall furnish bonds from an alternate surety acceptable to the City. The bonds shall remain in effect through Final Acceptance, and continuing in effect through completion of all warranty and guaranty work and shall be delivered to the City prior to the commencement of the Work. The Contractor shall secure an increase in the bonds in an amount equal to the cost of any additional work authorized pursuant to a duly executed change order or contract amendment.
14. COLORADO LABOR. If the Contract Price exceed \$500,000, the Contractor shall employ not less than eighty percent of Colorado labor of each type or class of labor in the several classifications of skilled and common labor to perform the work under this Agreement in accordance with the provisions of C.R.S. §8-17-101 et seq.
15. INDEPENDENT CONTRACTOR. The Contractor is an independent contractor as provided in C.R.S. § 8-40-202(2). The Contractor is not entitled to workers' compensation benefits and the Contractor is obligated to pay federal and state income tax on monies earned pursuant to this Agreement.
16. INDEMNIFICATION. The Contractor expressly agrees to indemnify, defend and hold harmless the City, its officers, employees and insurers from and against all claims, damages, losses, expenses and demands, including court costs, attorney's fees and

expenses, due to injuries, losses or damages arising out of, resulting from, or in any manner connected with the Contractor, its officers, employees, subcontractors or agents in connection with the performance of the services pursuant to this Agreement. Except for workers' compensation, disability benefits or other similar employee benefit claims, Contractor is not obligated to indemnify the City hereunder for that portion of any claims, damages, losses, demands, and expenses arising out of or resulting from any negligent act or omission of the City, or its agents and employees. This indemnification is intended to comply with and be subject to C.R.S. 13-50.5-102(8), as amended from time to time. In the event that any such suit or action is brought against the City, the City will give timely notice thereof to the other Party.

17. INSURANCE. To assure the City that the Contractor is always capable of fulfilling specified indemnification obligations, the Contractor shall purchase and maintain insurance of the kind and in the amounts required by the City, from an insurer with an AM Best FSR rating of A- or higher as more particularly set forth on **Exhibit C**. Proof of insurance meeting the requirements in this Insurance section shall not be deemed to limit or define obligations of the Contractor as provided elsewhere in this Agreement, and the Contractor should rely on its expertise to obtain additional insurance coverage needed for the City and Contractor in its performance hereunder.
18. APPROVAL OF SUBCONTRACTORS AND CONSULTANTS. The Contractor shall not employ any subcontractors or consultants without the prior written approval of the City Representative. Prior to commencing any work, each subcontractor or consultant shall provide the appropriate insurance as required for the Contractor under this Agreement. The Contractor shall be responsible for coordination of the work and the acts and omissions of its agents, employees, subcontractors, consultants and suppliers, and shall bind each to the terms of this Agreement so far as are applicable. This Agreement is voidable by the City if subcontracted by the Contractor without the express written consent of the City.
19. WARRANTY.
 - 19.1. Warranty Period. The Contractor warrants that it will perform the Work in a timely, accurate and complete manner in accordance with the provisions of this Agreement. The Contractor warrants that the materials and/or workmanship will conform to the Contract Documents and that the materials used will be of good quality and new and that the Work shall be free from defects. The Contractor shall guarantee the Work against defects in workmanship and materials for a period of 1 year, commencing on the date of final acceptance of the Work by the City Representative (the "Warranty Period"). The Contractor shall also assign to the City any longer term guarantee of materials used by the Contractor as may be provided by the manufacturer. The Contractor shall promptly replace any materials or re-perform any portion of the Work found to

be defective within the Warranty Period in accordance with this Agreement and without expense to the City. The time allowed for such corrective action shall be mutually agreed upon by the City and the Contractor. If the Contractor fails to proceed promptly in accordance with these guarantees, the City reserves the right to place the Contractor in default of its contractual obligations and may have the Work performed at the expense of the Contractor. This provision shall survive the completion of the Work and the termination of this Agreement. The above guarantee does not limit any claims that the City may otherwise have against the Contractor.

- 19.2. Warranty Verification. At least 60 calendar days prior to the expiration of the Warranty Period, the City Representative shall have the option to make an inspection to determine whether the Work has been completed in accordance with this Agreement and may submit a written list of any defects to the Contractor (the "Warranty Work"). In the event the City chooses this option, the Contractor shall promptly correct all Warranty Work without additional cost to the City within the Warranty Period. If any Warranty Work cannot be corrected within the Warranty Period, the Contractor shall submit a letter to the City Representative for approval requesting an extension of time to complete such item (the "Request for Extension of Warranty Work"). The Request for Extension of Warranty Work must be received by the City Representative within seven calendar days of the Contractor's receipt of the Warranty Work and shall include the Contractor's justification for the request and a schedule for completion of the Warranty.
20. NO THIRD PARTY BENEFICIARIES. This Agreement is intended to describe the rights and responsibilities only as to the parties hereto. This Agreement is not intended and shall not be deemed to confer any rights on any person or entity not named as a party hereto.
21. FINANCIAL OBLIGATIONS OF THE CITY. All financial obligations of the City under this Agreement are subject to appropriation, budgeting, and availability of funds to discharge such obligations. Nothing in this Agreement shall be deemed to pledge the City's credit or faith, directly or indirectly, to the Contractor. If funds for this Agreement are not appropriated and budgeted in any year subsequent to the fiscal year of execution of this Agreement as determined by the City, this Agreement may be terminated by the City upon written notice to the Contractor. The City's fiscal year is currently the calendar year.
22. EXHIBITS. All exhibits referred to in this Agreement are by reference incorporated herein for all purposes.
23. INTEGRATION AND AMENDMENT. This Agreement represents the entire agreement between the Parties and there are no oral or collateral agreements or understandings.

This Agreement may be amended only by an instrument in writing signed by the Parties. For purposes of clarity, the terms and conditions of any Contractor invoice, Contractor timesheet, or other form, including but not limited to indemnification, limitation of liability, or cancellation fees, shall be void and of no effect against the City notwithstanding any signatures on such form by a City employee. The Contractor's rights and obligations shall be solely governed by the terms and conditions of this Agreement.

24. SEVERABILITY. If any provision of this agreement as applied to either Party or to any circumstance shall be adjudged by a court to be void or unenforceable, the same shall in no way affect any other provision of this Agreement, the application of any such provision in any other circumstances, or the validity or enforceability of the Agreement as a whole.
25. ADDITIONAL DOCUMENTS OR ACTION. The parties agree to execute any additional documents or take any additional action that is necessary to carry out this Agreement.
26. MINOR CHANGES. The Parties executing this Agreement are authorized to make nonsubstantive corrections to this Agreement and attached exhibits, if any, as they consider necessary.
27. DOCUMENTS. All drawings, analyses, plans, tests, maps, surveys, electronic files and written material of any kind generated in the performance of this Agreement or developed specifically for work performed under this Agreement shall remain the sole and exclusive property of the City, and the other Party shall not provide copies of any such material to anyone without the express written consent of the City.
28. RECORDS RETENTION. The Contractor shall maintain complete and accurate records of time spent and materials used for performance of the Work, together with any invoices, time cards, or other supporting data reasonably requested. All records, data and documentation shall be retained by the Contractor for a period of not less than three (3) years after completion of the Work, and shall be subject to review, inspection and copying by the City upon reasonable notice.
29. OFFICIALS NOT TO BENEFIT. No elected or employed member of City government shall directly or indirectly be paid or receive any share or part of this Agreement or any benefit that may arise therefrom. The Contractor warrants that it has not retained any entity or person, other than a bona fide employee working solely for the Contractor, to solicit or secure this Agreement.
30. SALES TAX EXEMPTION. The Contractor and its subcontractors, consultants and suppliers will not be required to pay Colorado state sales and use taxes on property incorporated into the Work. The Contractor shall obtain a sales tax exemption permit

from the State of Colorado Department of Revenue, if necessary, to obtain materials for the Work without the payment of Colorado state sales tax.

31. ASSIGNMENT. This Agreement shall not be assigned by either Party without the prior written consent of the other Party.
32. BINDING EFFECT. This Agreement shall inure to the benefit of and be binding upon the parties and their respective legal representatives, successors, heirs, and assigns, provided that nothing in this paragraph shall be construed to permit the assignment of this Agreement except as otherwise expressly authorized herein.
33. DAYS. If the day for any performance or event provided for herein is a Saturday, a Sunday, a day on which national banks are not open for the regular transactions of business, or a legal holiday pursuant to C.R.S. § 24-11-101(1), such day shall be extended until the next day on which such banks and state offices are open for the transaction of business.
34. NO PRESUMPTION. The Parties to this Agreement and their attorneys have had a full opportunity to review and participate in the drafting of the final form of this Agreement. Accordingly, this Agreement shall be construed without regard to any presumption or other rule of construction against the Party causing the Agreement to be drafted.
35. GOOD FAITH OF PARTIES. In the performance of this Agreement or in considering any requested approval, acceptance, or extension of time, the Parties agree that each will act in good faith and will not act unreasonably, arbitrarily, capriciously, or unreasonably withhold, condition, or delay any approval, acceptance, or extension of time required or requested pursuant to this Agreement.
36. WAIVER OF BREACH. This Agreement or any of its provisions may not be waived except in writing by a Party's authorized representative. A waiver by any party to this Agreement of the breach of any term or provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by either party.
37. GOVERNING LAW. This Agreement shall be governed by the laws of the State of Colorado. Any claims or litigation arising under this Agreement will be brought by the Parties solely in the District Court, Broomfield County, Colorado.
38. LAWS TO BE OBSERVED. The Contractor shall be cognizant of all federal and state laws and local ordinances and regulations that in any manner affect those engaged or employed in the work or which in any manner affect the conduct of the work, and of all such orders and decrees of bodies or tribunals having any jurisdiction or authority over the same, and shall at all times observe and comply with all such existing laws, ordinances, regulations and decrees, and shall protect and indemnify the City against any claim or liability arising from or based on the violations of any such law,

ordinance, regulation, order or decree, whether by itself, its subcontractors, agents or employees. The Contractor shall procure all necessary approvals, licenses and permits at its own expense; provided, that, the Contractor will be able to receive no cost permits when such permits are issued by the City directly.

39. TERMINATION. The City reserves the right to terminate this Contract, in whole or in part, with or without cause by written notice to the Contractor. In the event of termination, the Contractor shall incur no additional expenses and shall perform no further Work for the City under this Agreement after the date of receipt of the notice of termination, unless otherwise specified by the City. The City shall pay the Contractor for all work satisfactorily performed prior to receipt of the notice of termination and for other services required by the City to be completed prior to termination and satisfactorily performed.
40. SURVIVAL OF OBLIGATIONS. Notwithstanding anything to the contrary, the Parties understand and agree that all terms and conditions of this Agreement that require continued performance or compliance beyond the termination or expiration of this Agreement, including without limitation the indemnification provision, shall survive such termination or expiration and shall be enforceable against a Party if such Party fails to perform or comply with such term or condition.
41. DIGITAL ACCESSIBILITY STANDARDS. In 2021, the State of Colorado adopted HB21-1110 relating to the digital accessibility standards required to be implemented under the Colorado Anti-Discrimination Act which makes it unlawful to discriminate against individuals with a disability. In order to comply with the law on or before July 1, 2024, the Contractor shall ensure that all digital deliverables and digital technology provided pursuant to the terms of this Agreement shall comply with at least the Web Content Accessibility Guidelines (WCAG) 2.1 Level AA, or such updated standard as the Colorado Governor's Office of Information Technology may adopt from time-to-time.
42. EXECUTION; ELECTRONIC SIGNATURES. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which shall constitute but one and the same instrument. This Agreement shall not be binding upon any Party hereto unless and until the Parties have executed this Agreement. The Parties approve the use of electronic signatures for execution of this Agreement. All documents must be properly notarized, if applicable.

[The remainder of this page is intentionally left blank.]

This Agreement is executed by the Parties hereto in their respective names as of _____, 2026.

THE CITY AND COUNTY OF BROOMFIELD,
a Colorado municipal corporation and county

Mayor
One DesCombes Drive
Broomfield, CO 80020

APPROVED AS TO FORM:

Kourtney Hartmann
Kourtney Hartmann (May 19, 2026 09:36:09 MDT)

City and County Attorney's Office

CONTRACTOR:

Happel & Associates, Inc.

Brad Silk
By: Brad Silk (May 19, 2026 11:01:23 MDT)

Brad Silk
Operations Manager
722 Washington Ave., Suite 211
Golden, Colorado 80401

EXHIBIT A
SCOPE OF WORK

Scope of Work. *Project Objectives.* The objective of this Project is to replace end-of-life mechanical infrastructure at the Paul Derda Recreation Center (PDRC) located at 13201 Lowell Blvd through a phased approach that maintains continuous facility operations while improving system reliability, energy efficiency, occupant comfort, indoor air quality, and long-term maintainability.

1. *Phased Work.* Project documents for the three phases can have been included for as Attachment A: [Phase 1 Documents](#), Attachment B: [Phase 2 Documents](#) and Attachment C: [Phase 3 Documents](#). The Contractor may perform work across multiple phases simultaneously as equipment and materials become available, provided all work is coordinated with and approved by the City Representative to maintain safe and continuous facility operations.
 - 1.1. All structural modifications required for installation of new equipment shall include providing mechanical curb frames, structural steel reinforcement, joist stiffening, and reinforcement of roof deck openings where required by the structural drawings.
 - 1.2. All electrical work shall include verification of existing electrical service capacity, modification of existing panels, breakers, disconnects, and branch circuiting as required to support new mechanical equipment. The Awarded Contractor shall perform a thirty (30) day electrical load study on designated panels to confirm available capacity and verify compliance with the 2023 National Electrical Code.
 - 1.2.1. Coordination with the serving utility shall be performed if required.
 - 1.3. The Contractor shall verify existing field conditions, coordinate with the Engineer of Record (“EOR”) and City Facilities staff, develop detailed phasing and shutdown plans, maintain safe building operations during construction, and deliver fully functional, code-compliant mechanical systems ready for occupancy and continuous operation.
 - 1.4. The Contractor shall coordinate all shutdowns, tie-ins, and system transitions with the City a minimum of fourteen (14) calendar days in advance. Work shall be sequenced to minimize disruption to scheduled recreation programming, facility operations, and public access.

- 1.5. Upon completion of installation, the Contractor shall perform system start-up, water-side cleaning, flushing, chemical treatment, Testing, Adjusting, and Balancing (“TAB”), and commissioning in accordance with the EOR requirements.
- 1.6. All new equipment and associated controls shall be fully integrated into the existing Building Automation System (“BAS”). The Contractor shall coordinate with the City’s Facilities and HVAC team to ensure proper programming, point mapping, and functional performance testing.
- 1.7. As part of the Project the Contractor will need to follow all mechanical, electrical, plumbing, structural, energy, and safety code requirements. Including but not limited to:
 - 1.7.1. International Mechanical Code (“IMC”)
 - 1.7.2. International Building Code (“IBC”)
 - 1.7.3. International Plumbing Code (“IPC”)
 - 1.7.4. International Energy Conservation Code (“IECC”)
 - 1.7.5. International Fire Code (“IFC”)
 - 1.7.6. National Electrical Code (“NEC / NFPA 70”)
 - 1.7.7. NFPA 90A: Air-Conditioning and Ventilating Systems
 - 1.7.8. NFPA 54: National Fuel Gas Code
 - 1.7.9. ASHRAE 90.1: Energy Standard for Buildings
 - 1.7.10. ASHRAE 62.1: Ventilation for Acceptable Indoor Air Quality
 - 1.7.11. State of Colorado Energy Office requirements
 - 1.7.12. Occupational Safety and Health Administration (“OSHA”) safety regulations
- 1.8. All work shall be performed in accordance with the Mechanical, Electrical, Plumbing, and Structural General Notes contained within Attachment A, Attachment B, and Attachment C as prepared by the Engineer of Record. These notes establish installation standards, coordination requirements, material specifications, fire-rating

requirements, equipment anchorage criteria, and system performance expectations.

- 1.9. The Contractor shall coordinate all roof access, crane operations, and equipment rigging with the City. The facility roof remains under warranty, and all penetrations, curb modifications, or roof work shall be performed in a manner that maintains the existing roof warranty. Any required roof repairs or flashing modifications shall be coordinated with the City's roofing contractor. The roof is covered under warranty by Empire Roofing.
- 1.10. The Contractor shall provide temporary equipment or ventilation, as needed to maintain occupant safety.
 - 1.10.1. Where mechanical system shutdowns are required, the Contractor shall provide temporary heating, cooling, ventilation, humidity control, or freeze protection as necessary to maintain safe building conditions and occupant comfort during construction.
 - 1.10.2. The Contractor shall ensure that all system modifications maintain proper building pressurization, ventilation effectiveness, freeze protection, and life-safety performance throughout construction activities.
- 1.11. The Contractor shall provide full commissioning support per EOR requirements.
2. *Phase I: Heat Recovery Units, Make-Up Air Units, Hydronic/Glycol Systems.* Phase I includes removal and replacement of existing heat recovery units, make-up air units, and associated hydronic/glycol infrastructure serving high-humidity and high-occupancy areas of the facility, including the natatorium and adjacent spaces.
 - 2.1. Work under this phase includes demolition of existing Heat Recovery Unit ("HRU"), Make-Up Air Unit ("MAU"), exhaust fans, ductwork, variable-frequency drives ("VFDs"), sensors, hydronic components, and associated electrical and controls wiring. The Awarded Contractor shall furnish and install new high-efficiency heat recovery units with energy recovery wheels, hydronic preheat coils, evaporative cooling components, supply and exhaust fans, duct modifications, fire dampers,

sensors, VFDs, and associated control devices as shown in the engineered plans and narratives.

- 2.2. Hydronic system upgrades shall include installation of a glycol heat exchanger system, pumps, feeders, expansion tanks, air separators, chemical treatment systems, hydronic valves, natural gas piping, condensate piping, fill and drain connections, and specialty piping as required.

- 2.2.1. At a minimum, the Contractor will provide the following during Phase 1:

- 2.2.1.1. Demolition of existing HRUs, MAUs, exhaust fans, ductwork, VFD, sensors, hydronic components, and electrical or controls wiring.
- 2.2.1.2. Installation of new HRUs with energy recovery wheels, hydronic preheat coils, evaporative cooling components, associated ductwork, fire dampers, fans, sensors, and VFDs.
- 2.2.1.3. Installation of glycol heat exchanger, pumps, feeders, air separators, expansion tanks, and hydronic valves.
- 2.2.1.4. Installation of natural gas piping, condensate, fill and drain, and specialty piping.
- 2.2.1.5. Complete TAB and water-side cleaning, flushing, chemical treatment, and commissioning.
- 2.2.1.6. Install mechanical curb frames, stiffen joists, and provide supplemental steel framing.
- 2.2.1.7. Reinforce roof deck openings and install overhead fan brackets.
- 2.2.1.8. Remove existing disconnects and breakers, as required.
- 2.2.1.9. Provide new breakers, disconnects, and power connections.
- 2.2.1.10. Perform thirty (30) day load study on designated panels.

- 3. *Phase Two (2): RTU one (1), RTU two (2), RTU three (3) Replacement.* Phase II includes removal and replacement of three (3) existing rooftop units (“RTU”)

serving occupied program areas of the facility. These units are at or beyond their expected service life and have experienced reliability and efficiency degradation.

- 3.1. Work under this phase includes demolition of existing rooftop units, associated exhaust fans, duct heaters, and roof penetrations as required. The Contractor shall furnish and install new high-efficiency rooftop units, associated exhaust systems, curb adapters or new curbs, duct transitions, and control components as shown in the engineered plans and narratives.
 - 3.1.1. At a minimum, the Contractor will provide the following:
 - 3.1.1.1. Demolish existing RTUs, exhaust fans, heaters, and duct heating devices
 - 3.1.1.2. Install new RTUs, exhaust fans, heaters, associated ductwork and controls
 - 3.1.1.3. Install curb frames and stiffen joists, as required
 - 3.1.1.4. Modify panels, breakers, and disconnects
 - 3.1.1.5. Perform thirty (30) day load study on designated panels
4. *Phase Three (3): RTU four (4) through RTU twelve (12) Replacement.* Phase III includes removal and replacement of nine (9) existing rooftop units and associated distribution components. This phase represents a partial transition toward high-efficiency electrified systems and includes installation of air-source heat pump rooftop units with natural gas backup heating.
 - 4.1. Work includes demolition of existing rooftop units, exhaust fans, duct heaters, and electric baseboard units where indicated. The Awarded Contractor shall furnish and install new air-source heat pump rooftop units with integrated controls, gas backup heating, associated duct modifications, curb frames, and structural reinforcements as required.
 - 4.1.1. At a minimum, the Contractor will provide the following.
 - 4.1.1.1. Demolish existing RTUs, exhaust fans, heaters, duct heaters, and baseboard units.

- 4.1.1.2. Install new air-source heat pump RTUs with gas backup, exhaust fans, heaters, diffusers, and controls.
 - 4.1.1.3. Install curb frames and stiffen joists as required.
 - 4.1.1.4. Modify panels, breakers, and disconnects.
 - 4.1.1.5. Perform thirty (30) day load studies on designated panels.
- 5. *System Controls Integration.* All new equipment and associated controls shall be fully integrated into the existing BAS. The Contractor shall coordinate with the City's Facilities and HVAC team to ensure proper programming, point mapping, and functional performance testing. At a minimum, the Awarded Contractor will provide the following across all phases.
 - 5.1. Provide complete control wiring per sequence of operation.
 - 5.2. Integrate all new equipment into the BAS.
 - 5.3. Submit a full controls submittal package including points list, control diagrams, and sequences.
 - 5.4. Coordinate with the City Facilities and HVAC team for final programming and system acceptance.
- 6. *Deliverables.* The Contractor will provide:
 - 6.1. Equipment submittals for the Engineer of Record review.
 - 6.2. Provide weekly progress updates.
 - 6.3. Completed TAB report for air and hydronic systems.
 - 6.4. Manufacturer startup reports and warranty registrations.
 - 6.5. Final Operations and Maintenance manuals and as-built drawings shall be completed and submitted upon completion.
 - 6.6. Minimum three (3) hours of onsite training for City staff.
- 7. *Utility Rebates and Energy Incentives.* The City intends to pursue all available energy efficiency rebates and incentive programs associated with equipment installed under this project through programs offered by Xcel Energy or other applicable utility providers.

- 7.1. All rebates, incentives, credits, and program payments associated with equipment installed as part of this project shall be the sole property of the City. The Contractor shall not include anticipated rebate amounts as deductions or offsets within the submitted bid price.
- 7.2. The Contractor shall cooperate fully with the City in supporting rebate eligibility and application requirements. The Contractor shall:
 - 7.2.1. Provide all required equipment documentation, including manufacturer product data, model numbers, and efficiency ratings.
 - 7.2.2. Provide itemized equipment invoices and installation verification as required by the utility program.
 - 7.2.3. Install equipment that meets or exceeds applicable rebate program efficiency requirements where specified in the project documents.
 - 7.2.4. Coordinate with the City and any utility program representatives as required to verify installation and compliance.
- 7.3. The City shall be responsible for submitting rebate applications and collecting all associated incentive payments. The Contractor shall provide all documentation required to support rebate submissions in a timely manner and at no additional cost to the City.
- 8. Staffing. The Contractor shall provide a supervisor or foreperson who is present at all times during the project work hours unless otherwise specified by the City. The Contractor's supervisor or foreperson shall communicate effectively with all necessary City contacts and personnel.
 - 8.1. Coordinate all activities with the City's Project Manager to ensure that the Project is completed in a timely fashion and according to the specifications.
 - 8.2. At the request of the City, the Contractor shall provide night and weekend availability to accommodate work in facilities to reduce disruption to the daily work flow in City and County buildings.
 - 8.3. Ensure that all orders are placed and followed up on, to meet Project timelines.

9. *Delivery, Storage and Handling.* The Contractor shall be responsible for all delivery arrangements of all material to the work site.
 - 9.1. Promptly inspect shipments to ensure that products comply with requirements, quantities and quality are correct and products are undamaged.
 - 9.2. Transport and handle products in accordance with the manufacturer's instructions.
 - 9.3. Coordinate delivery, storage and handling requirements with designated City's Project Manager to designated prepared areas to minimize site storage time and potential damage to stored materials.
 - 9.4. Where authorized, utilize City facilities for storage of any tools, materials or equipment required to perform the work as authorized by City's Project Manager.
 - 9.5. Storage shall be restricted to materials and equipment related to the Project only.
 - 9.6. Stage the materials, if necessary, only in areas designated by the City's Project Manager.
 - 9.7. Ensure that the staged items are fully protected and secured.
 - 9.8. Do not stage or store items that are in contradiction with the manufacturer's or legal requirements.
 - 9.9. Ensure that all equipment, excess materials and debris are removed from the work site as soon as practically possible.
 - 9.10. Note that any damaged or missing items shall be replaced at the Contractor's sole expense.
 - 9.11. Remove from City facilities all materials, tools and equipment immediately after completion of the Project.
10. *Timeline Coordination.* The schedule for all work related to the Project will be coordinated to minimize disruption to the public and ensure efficient project delivery. Weather permitting, work is expected to remain on schedule.
 - 10.1. Contractors may be required to phase operations by activity type to maintain access to the building.

- 10.2. Specific timelines for the Project, will be determined in coordination with the City's Project Manager, and communicated in advance.
- 10.3. Night or weekend work may be necessary, and must be approved by the City.
- 10.4. All work shall be completed within the timelines approved.
- 10.5. *Site Conditions.* Site conditions refer to the existing physical and environmental characteristics of the work area.
 - 10.5.1. Conditions which are not identified prior to the start of work by the Contractor will be considered acceptance by the Contractor of the existing site conditions.
- 11. *Environmental Requirements.* The Contractor's personnel shall be qualified and trained to accomplish the work in a professional manner and in compliance with all applicable local, state, and federal requirements, including but not limited to the OSHA, Environmental Protection Agency ("EPA"), the Colorado Department of Public Health and Environment ("CDPHE"), and any other governing authority in the execution of the work.
 - 11.1. Transport, store, apply and dispose of all hazardous materials as required by any federal, state or local law.
 - 11.2. Supply, if necessary, a trash container for non-hazardous materials only.
 - 11.3. Remove from the work site and properly dispose of, on a daily basis, all spent materials, supplies, debris, equipment and the like.
 - 11.4. Do not accumulate waste materials unless the City's Facility Project Manager otherwise allows.
- 12. *Warranty.* The Contractor shall provide a minimum one (1) year warranty on all labor, installation, and workmanship, in addition to any manufacturer standard warranty on all equipment.
 - 12.1. Minimum response time for all warranty shall be no more than forty-eight (48) hours maximum for non-emergency and no less than twenty-four (24) hours for critical failures.
 - 12.1.1. The City shall identify what classifies as a non-emergency or critical failure.

13. *Schedule of Work.* The anticipated timeline for the Project is as follows.

- 13.1. Issue Notice to Proceed, within two (2) weeks from the approval and execution of the Agreement by the City Council.
- 13.2. Submit and order equipment needed for the Project within two (2) weeks from the approval and execution of the Agreement by the City Council.
- 13.3. Within five (5) days from Contractor's receipt of equipment, the Contractor shall schedule the installation of equipment and all necessary components.
- 13.4. Installation shall be completed within ninety (90) days from when the equipment is received.

EXHIBIT B
Contractor's Cost Proposal

Project 1		Total:	
1 - Phase 1		Total: \$1,991,472	
Items		Bid	
1-1- Phase 1 Equipment		Quantity .00 Each	
		Total Cost \$0.00	
			\$1,593,365
UOM	Each		
Qty	1.00		
1-2- Phase 1 Material		Price / Each \$0.00	
		Quantity 1.00 Each	
		Total Cost \$0.00	
			\$112,345
UOM	Each		
Qty	1.00		
1-3- Phase 1 Labor, Mechanic I		Price / Each \$0.00	
		Quantity 1.00 Each	
		Total Cost \$0.00	
			\$88,963
UOM	Each		
Qty	1.00		
1-4- Phase 1 Labor, Electrical		Price / Each \$0.00	
		Quantity 1.00 Each	
		Total Cost \$0.00	
			\$14,730
UOM	Each		
Qty	1.00		
1-5- Phase 1 Labor, Structural		Price / Each \$0.00	
		Quantity 1.00 Each	
		Total Cost \$0.00	
			\$14,569
UOM	Each		
Qty	1.00		
1-6- Phase 1 Labor (Controls)		Price / Each \$0.00	
		Quantity 1.00 Each	
		Total Cost \$0.00	
			\$167,500
UOM	Each		
Qty	1.00		

Project 2		Total:	
2 - Phase 2		Total: \$499,241	
Items		Bid	
2-1- Phase 2 Equipment		Price / Each \$0.00	
		Quantity 1.00 Each	
		Total Cost \$0.00	
			\$355,541
UOM	Each		
Qty	1.00		
2-2- Phase 2 Material		Price / Each \$0.00	
		Quantity 1.00 Each	
		Total Cost \$0.00	
			\$41,656
UOM	Each		
Qty	1.00		

Project 2		Total:	
2 - Phase 2		Total:	
Items		Bid	
2-3- Phase 2 Labor, Mechanic I		Price / Each	0.00
		Quantity	1.00 Each
		Total Cost	\$0.00
UOM	Each		
Qty	1.00		\$31,497
2-4- Phase 2 Labor, Electrical		Price / Each	\$0.00
		Quantity	1.00 Each
		Total Cost	\$0.00
UOM	Each		
Qty	1.00		\$1,727
2-5- Phase 2 Labor, Structural		Price / Each	\$0.00
		Quantity	1.00 Each
		Total Cost	\$0.00
UOM	Each		
Qty	1.00		\$3,157
2-6- Phase 2 Labor (Controls)		Price / Each	\$0.00
		Quantity	1.00 Each
		Total Cost	\$0.00
UOM	Each		
Qty	1.00		\$65,663

Project 3		Total:	
3 - Phase 3		Total: \$873,438	
Items		Bid	
3-1- Phase 3 Equipment		Price / Each	\$0.00
		Quantity	1.00 Each
		Total Cost	\$0.00
UOM	Each		
Qty	1.00		\$566,777
3-2- Phase 3 Material		Price / Each	\$0.00
		Quantity	1.00 Each
		Total Cost	\$0.00
UOM	Each		
Qty	1.00		\$60,619
3-3- Phase 3 Labor, Mechanical		Price / Each	\$0.00
		Quantity	1.00 Each
		Total Cost	\$0.00
UOM	Each		
Qty	1.00		\$69,813
3-4- Phase 3 Labor, Electrical		Price / Each	\$0.00
		Quantity	1.00 Each
		Total Cost	\$0.00
UOM	Each		
Qty	1.00		\$6,947

roject 3		otal:	
3 - Phase 3		Total:	
Items		Bid	
3-5- Phase 3 Labor, Structural		Price / Each	0.00
		Quantity	1.00 Each
		Total Cost	\$0.00
UOM	Each		
Qty	1.00		\$3,872
3-6- Phase 3 Labor (Controls)		Price / Each	\$0.00
		Quantity	1.00 Each
		Total Cost	\$0.00
UOM	Each		
Qty	1.00		\$165,410

Total

\$3,364,151.00

EXHIBIT C
INSURANCE REQUIREMENTS

City and County of Broomfield Insurance Requirements

Including General Liability, Automobile Liability, Workers' Compensation, Professional Liability, Environmental Liability, Riggers Liability, Builder's Risk Floater and Excess Liability

General Requirements (Version dated November 2024)

1. All insurers shall be licensed or approved to do business within the State of Colorado.
2. Contractor/Vendor's insurance carriers shall have an A.M. Best Company rating of at least A- Class VII.
3. Additional Insured. City and County of Broomfield, its officers, board members, agents, employees and volunteers acting within the scope of their duties for the City and County of Broomfield shall be named as Additional Insured on all Commercial General Liability, umbrella liability, excess liability, and Automobile Liability Insurance policies (construction contracts require Additional Insured coverage for completed operations).
4. Primacy of Coverage. Coverage required of Contractors and Subcontractors shall be primary and non-contributory to any insurance carried by the City and County of Broomfield.
5. All subcontractors must meet the same insurance requirements for the Contract or Purchase Order unless Risk Management has approved a deviation.
6. Subrogation Waiver. All insurance policies required under this Contract maintained by Contractor or its Subcontractors shall waive all rights of recovery against City and County of Broomfield, its officers, board members, agents, employees and volunteers acting within the scope of their duties for the City and County of Broomfield.
7. Cancellation, Change in Coverage or Limits. The above insurance policies shall include provisions preventing cancellation, non-renewal, or reduction in coverage or limits of any insurance, without at least 30 days prior notice to Contractor/Vendor and Contractor/Vendor shall forward such notice to within seven days of receipt of such notice.
8. Certificates. Contractor and all Subcontractors shall provide certificates showing insurance coverage required hereunder to the City and County of Broomfield within 5 days of:
 - a. the effective date of the Contract
 - b. the expiration date of any coverage
 - c. a request by the City and County of Broomfield
9. Separation of Insureds. All insurance policies shall include coverage for cross liability and contain a "Separation of Insureds" provision in the general liability policy.
10. City and County of Broomfield in no way warrants that the limits required herein are sufficient to protect the Contractor/Vendor from liabilities that may arise out of the performance of the work under this Contract by the Contractor, its agents, representative, employees or subcontractors. The Contractor is not relieved of any liability or other obligations assumed or pursuant to the Contract by reason of its failure to obtain or maintain insurance in sufficient amounts, duration or type.
11. All parties understand and agree that the City and County of Broomfield is relying on, and does not waive or intend to waive by any provision of this Contract, the monetary limitations, immunities, protections or any other rights provided by the Colorado Governmental Immunity Act.
12. The City and County of Broomfield reserves the right to negotiate additional specific insurance requirements at the time of the Contract.
13. The City and County of Broomfield and Contractor shall cooperate with each other in the collection of any insurance proceeds which may be payable in the event of any loss, including the execution and delivery of any proof of loss or other actions required to effect recovery.

Insurance Requirements

The Vendor/Contractor/Subcontractor shall obtain and maintain, at its own expense, and for the duration of the Agreement including any warranty periods under which the Agreement are satisfied, the following:

Commercial General Liability

Commercial General Liability insurance covering all operations by or on behalf of the contractor/vendor on an occurrence basis against claims for bodily injury, property damage (including loss of use), advertising liability, products and completed operations, and contractual liability. For contracts involving vendor/contractor contact with minors or at risk adults, Sexual Abuse and Misconduct Coverage should be included in the coverage requirements and listed on the certificate.

Minimum limits:

- \$2,000,000 Each Occurrence
- \$4,000,000 General Aggregate (per project aggregate for construction contracts)
- \$4,000,000 Products/Completed Operations Aggregate (for construction projects, this coverage should be maintained for a minimum of 3 years from the end of the project)

Automobile Liability

Automobile Liability Insurance covering any auto (including owned, hired, and non-owned autos).

Minimum limits:

- \$1,000,000 each accident combined single limit
- If hazardous materials are transported, an MCS 90 form shall be included on the policy

Workers' Compensation

Workers' Compensation Insurance as required by State statute, covering all Vendors/Contractors employees acting within the course and scope of their employment. This requirement shall not apply when a contractor or subcontractor is exempt under the Colorado Workers' Compensation Act and when such contractor or subcontractor provides an appropriate sole proprietor letter.

Employer's Liability with minimum limits:

- \$100,000 Each Accident
- \$100,000 Each Employee by Disease
- \$500,000 Disease Aggregate

Professional Liability

Contractor/Vendor will purchase and maintain professional liability insurance covering any damages caused by an error, omission or negligent professional act to include the following coverages:

- Limited Contractual Liability
- If coverage is Claims Made, a retroactive date prior to the inception of the work
- If coverage is Claims Made, similar coverage must be maintained for three years following the completion of the work or an extended reporting period of 36 months must be purchased

Minimum Limits:

- \$1,000,000 Per Claim
- \$2,000,000 General Aggregate

Environmental Liability

Contractor/Vendor will purchase an environmental liability policy covering bodily injury and property damage claims, including cleanup costs, as a result of pollution conditions arising from contractor's/vendor's operations and completed operations.

Minimum limit:

- \$1,000,000 Each Occurrence/Aggregate

Riggers Liability

Contractor/Vendor will purchase and maintain riggers liability insurance which includes deletion of any overloading exclusion.

Minimum limit:

- \$1,000,000 or replacement value of property on hook

Contractor/Vendor will also purchase and maintain excess/umbrella liability with the following minimum limit:

- \$2,000,000 Each Occurrence/Aggregate

Builder's Risk/Installation Floater

Contractor will purchase and maintain builders' risk insurance on the entire project until final payment has been made. Such coverage will be written on the completed value basis, and cover the full insurable replacement cost thereof. Coverage must include:

- "All risk" of physical loss, including flood and earthquake
- Transit
- Off-site storage
- Loss resulting from faulty workmanship or faulty materials or error in design
- Waiver of subrogation
- Permission to occupy
- No coinsurance clause
- Include interests of Owner, Contractor and subcontractor of any tier in the work

Required limits and deductible:

- Total Limits for the full cost of replacement
- Any deductible will be the contractor's sole responsibility

Excess/Umbrella Liability

Contractor/Vendor will purchase an Excess/Umbrella Liability Policy that provides liability coverage over the specified Workers Compensation/Employers Liability, Commercial General Liability and Automobile Liability limits.

Minimum limit:

- \$10,000,000 Each Occurrence/Aggregate

Deviations

Any deviations below the standards given above must be approved by the City and County of Broomfield's Risk Management office. Please direct any questions to RiskManagement@broomfield.org.

Certificate Holder/Certificate of Insurance (COI)

On all Certificates of Insurance the following shall be named an Additional Insured and included on the Certificate provided:

The City and County of Broomfield, its officers, board members, agents, employees and volunteers acting within the scope of their duties for the City and County of Broomfield shall be named as Additional Insured on all Commercial General Liability, Umbrella Liability, Excess Liability, and Automobile Liability Insurance policies (construction contracts require Additional Insured coverage for completed operations). A Waiver of Subrogation is provided in favor of the Additional Insureds as respects to all policies.

City and County of Broomfield
One DesCombes Drive
Broomfield, CO 80020-2495
certificates@broomfield.org

Standard Construction Agreement (Asset Replacement)- Happel and Associates, Inc

Final Audit Report

2026-05-19

Created:	2026-05-19
By:	Kami Duran (kduran@broomfield.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAotpcN-7cPz4DvL5Lq8Ge3TP-eJNwTV0i

"Standard Construction Agreement (Asset Replacement)- Happe I and Associates, Inc" History

-  Document created by Kami Duran (kduran@broomfield.org)
2026-05-19 - 3:34:03 PM GMT
-  Document emailed to Kourtney Hartmann (khartmann@broomfield.org) for signature
2026-05-19 - 3:34:11 PM GMT
-  Email viewed by Kourtney Hartmann (khartmann@broomfield.org)
2026-05-19 - 3:34:49 PM GMT
-  Document e-signed by Kourtney Hartmann (khartmann@broomfield.org)
Signature Date: 2026-05-19 - 3:36:09 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Document emailed to bsilk@happelbuilders.com for signature
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-  Email viewed by bsilk@happelbuilders.com
2026-05-19 - 4:56:40 PM GMT
-  Signer bsilk@happelbuilders.com entered name at signing as Brad Silk
2026-05-19 - 5:01:21 PM GMT
-  Document e-signed by Brad Silk (bsilk@happelbuilders.com)
Signature Date: 2026-05-19 - 5:01:23 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Agreement completed.
2026-05-19 - 5:01:23 PM GMT





BROOMFIELD CITY COUNCIL

To: Mayor and City Council

From: Jennifer Hoffman, City and County Manager

Presented By: Katie Allen

Meeting Date: Tuesday, July 14, 2026, 6:00 PM

Agenda Category: Consent Items

Agenda Item: 6D

Subject: Industrial Lane Bikeway Phase 2 - First Amendment to Agreement for Construction Management Services
(Resolution No. 2026-90)

- Resolution No. 2026-90 approving the First Amendment to the Consulting Agreement with Martin/Martin Inc. for the Industrial Lane Bikeway Phase 2 Improvements Project

Overview

Correspondence and presentations for City Council agenda items, when available, can be viewed via links on the meeting agenda or the associated memo. Please note that not all items will have correspondence or presentations.

Proposed Resolution No. 2026-90 authorizes Amendment No. 1 to the consulting agreement with Martin/Martin, Inc. for construction management, inspection, and testing services for the Industrial Lane Bikeway Phase 2 Improvements project.

Attachments

[Memo for First Amendment to the Agreement with Martin/Martin](#)

[Resolution 2026-90](#)

[First Amendment to the Agreement with Martin/Martin](#)

Summary

[View Correspondence](#)

[View Presentation](#)

Proposed Resolution No. 2026-90 authorizes Amendment No. 1 to the consulting agreement with Martin/Martin, Inc. for construction management, inspection, and testing services for the Industrial Lane Bikeway Phase 2 Improvements project.

The Industrial Lane Bikeway project is adding a 12-foot multi-use trail along Industrial Lane, in two phases. Phase 1 was constructed in 2023. Phase 2 of the project is currently under construction and includes the section of the bikeway between Shep's Crossing Pedestrian Bridge and the Regional Transportation District (RTD) Parking Lot at Midway Boulevard. Here is a [vicinity map](#) showing the limits of Phase 2.

Construction of Phase 2 is approximately 90% complete. Project improvements include concrete sidewalk and accessible curb ramps, retaining walls, storm drainage improvements, signage and striping, and landscaping at the intersection of Midway Boulevard and E. Flatiron Crossing Drive.

The overall project budget is \$4,600,500, of which \$2,800,000 (approximately 61%) is federal funding. Because the project is partially federally funded, the City contracted with an engineering firm to provide construction management and ensure compliance with the grant requirements.

Following a competitive solicitation, Martin/Martin, Inc. was selected to provide construction management services. The original agreement, approved by Council on September 9, 2025, was for \$213,611. An amendment is required due to the extended construction timeline caused by electric utility relocations, unforeseen utility conflicts, and corresponding design modifications.

If proposed Resolution 2026-90 is approved, this amendment will increase the aggregate limit for the Martin/Martin agreement by \$70,184.50. The total project is anticipated to be completed under budget, as shown in the financial summary below.

Financial Considerations

As shown in the sources and uses of funds summary below, the project can be completed within the budgeted amount.

Sources and Uses of Funds	Amount
Industrial Lane Bike Lane & Sidewalk, Phase 2 - TIP Funded Grant (80%) (21P0037) (20-70070-55200)	\$2,800,000
Industrial Lane Bike Lane & Sidewalk, Phase 2 - CIP Funds Local Match (20%) (21P0037) (20-70070-55200)	\$700,000
Industrial Lane Bike Lane & Sidewalk, Phase 2 - CIP Funds Local Overmatch (21P0037) (20-70070-55200)	\$1,100,500
Total Budget	\$4,600,500
Consulting Agreement, incl. Amendments (Stanley Consultants)	-\$768,671
Construction Agreement (HCG Construction)	-\$2,319,118
Construction Contingency (10%)	-\$231,912
Construction Management Agreement (Martin/Martin)	-\$213,611
Proposed Construction Management Amendment No. 1 (Martin/Martin)	-\$70,185
Right of Way Acquisition and Ancillary Construction Items	-\$108,500
Total Use of Funds	\$3,711,997
Projected Balance	\$888,503

Prior Council or Other Entity Actions

On March 9, 2021, Council approved Resolution No. [2021-36](#), authorizing and approving an Intergovernmental Agreement (IGA) with the Colorado Department of Transportation (CDOT) regarding funding contributions.

On August 24, 2021, Council approved Resolution No. [2021-139](#) authorizing a design agreement with Stanley Consultants Inc.

On August 23, 2022, Council approved Resolution No. [2022-100](#), authorizing and approving Amendment No. 1 of the IGA with CDOT regarding additional funding contributions.

On March 12, 2024, Council approved Resolution No. [2024-29](#) authorizing Amendment No. 2 to the design agreement with Stanley Consultants, Inc.

Industrial Lane Bikeway Phase 2 - Construction Management Amendment No. 1
Prepared By: Micah Zogorski, Transportation Engineer

On August 12, 2025, Council approved Resolution No. [2025-121](#) authorizing Amendment No. 3 to the agreement with Stanley Consultants, Inc.

On August 12, 2025, Council approved Resolution No. [2025-122](#) authorizing a construction agreement with HCG Construction.

On September 9, 2025, Council approved Resolution No. [2025-130](#) authorizing a construction management agreement with Martin/Martin, Inc.

On March 10, 2026, Council approved Resolution No. [2026-33](#), Amendment No. 1 to the City and County of Broomfield 2026 Budget.

Boards and Commissions Prior Actions and Recommendations

The Broomfield Transportation Forum recommended approval of the application to the 2020-2023 DRCOG Transportation Improvement Program Call for Industrial Lane Bikeway Phase 2 on [March 22, 2019](#).

Proposed Actions / Recommendations

If Council desires to proceed with the project, the appropriate motion is...
That Resolution 2026-90 be adopted.

Alternatives

Decide not to proceed with the agreement amendment, placing the remaining reimbursements from CDOT at risk.

RESOLUTION NO. 2026-90

A resolution approving the First Amendment to the Consulting Agreement with Martin/Martin Inc. for the Industrial Lane Bikeway Phase 2 Improvements Project

Be it resolved by the City Council of the City and County of Broomfield, Colorado:

Section 1.

The First Amendment to the consulting agreement between the City and County of Broomfield and Martin/Martin, Inc., adding the amount of \$70,184.50 for additional construction management services, for a total not to exceed amount of \$283,795.50, is hereby approved.

Section 2.

The Mayor or Mayor Pro Tem is authorized to sign and the Office of the City and County Clerk to attest the agreement, in form approved by the City and County Attorney.

Section 3.

The City and County Manager or a designee is authorized to approve amendments to the agreement in an aggregate amount not to exceed ten percent.

Section 4.

This resolution is effective upon its approval by the City Council.

Approved on July 14, 2026

The City and County of Broomfield, Colorado

Mayor

Attest:

Office of the City and County Clerk

Approved as to form:

NCR

City and County Attorney

FIRST AMENDMENT TO THE CONSULTING AGREEMENT BY AND BETWEEN THE CITY AND COUNTY
OF BROOMFIELD AND MARTIN/MARTIN, INC. FOR CONSTRUCTION MANAGEMENT SERVICES FOR
INDUSTRIAL LANE BIKEWAY PHASE 2 IMPROVEMENTS

1. PARTIES. The parties to this First Amendment (this “Amendment”) are the City and County of Broomfield, a Colorado municipal corporation and county (the “City”), and Martin/Martin, Inc., a Colorado corporation (the “Consultant”), collectively, the “Parties”, or individually, a “Party.”
2. RECITALS. The Recitals to this First Amendment are incorporated herein by this reference as though fully set forth in the body of this First Amendment.
 - 2.1. The Parties entered into a Consulting Agreement dated September 9, 2025 (the “Agreement”), in which the Consultant agreed to provide construction management services for the Industrial Lane Bikeway Phase 2 Improvements project.
 - 2.2. The Parties to this First Amendment desire to amend paragraphs 3.1.2 Basic Services, 3.1.5 Completion Date, and 3.4.1 Aggregate Limit, of the Agreement to modify the scope of work, extend the time for completion, and increase the contract limit. Exhibit A-1 details the additional scope of services with a corresponding not-to-exceed fee amount.
3. THE AMENDMENT. In consideration of the mutual covenants and promises of the Parties contained herein, and other valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:
 - 3.1. Paragraph 3.1.2, Basic Services, of the Agreement is hereby amended to add the following: The Consultant shall perform the additional duties and responsibilities as described in Exhibit A-1 (attached hereto and made part hereof).
 - 3.2. Paragraph 3.1.5, Completion Date, of the Agreement is hereby amended to read as follows: The Consultant shall complete the services of this Agreement by October 31, 2026, or such time as the construction work for the Project is complete, and all documentation has been filed and completed with the Colorado Department of Transportation for the Project. The Consultant agrees to continue to provide all services required in accordance with the Agreement throughout this extended Term.
 - 3.3. Paragraph 3.4.1, Aggregate Limit, of the Agreement is hereby amended to read as follows: Pricing for additional services shall be as noted in Exhibit A-1. Unless extra services are approved in writing, the amount paid by the City to the Consultant under this Agreement shall not exceed \$283,795.50 (\$213,611.00 Original Agreement, plus \$70,184.50 First Amendment), including reimbursables. The Consultant will complete the Work for the amount shown.
4. AGREEMENT IN FULL FORCE AND EFFECT. Except as amended herein, all other terms, conditions, and provisions of the Agreement shall remain in full force and effect and are hereby ratified and reaffirmed by the Parties in their entirety.

[The remainder of this page is intentionally left blank.]

This First Amendment is executed by the Parties hereto in their respective names as of _____, 2026.

THE CITY AND COUNTY OF BROOMFIELD,
a Colorado Municipal Corporation and County

Mayor

ATTEST:

City and County Clerk

APPROVED AS TO FORM:

City and County Attorney's Office

CONSULTANT:

Martin/Martin, Inc.

By: _____

Name: Bill Willis, Principal Engineer

Address: 12499 West Colfax Avenue,
Lakewood, CO 80215

Exhibit A-1

May 12, 2026

Micah Zogorski
City & County of Broomfield
One DesCombes Drive
Broomfield, CO 80020

Job Title: 23593 Industrial Lane Bikeway Ph 2 Construction Services (PO 25-001044)
Sub Job Title: Construction Services Extension

All provisions of the Original Agreement and/or Agreement For Professional Services by and between Martin/Martin, Inc. and City & County of Broomfield, dated September 9, 2025 shall remain in full force and effect as modified herein.

Additional Services were determined from discussions with Micah Zogorski, on and around March 19, 2026.

I. INTRODUCTION

- A. Martin/Martin has provided continuous professional construction services for the CCOB Industrial Lane Bikeway Ph 2 project including Owner's Assurance testing provided by Yeh and associates, Inc. A purchase order was issued to Martin/Martin dated September 16, 2025 to provide these services through the expected construction completion date of March 14, 2026 with pricing based on bid documents and anticipated construction schedule provided by the Contractor given a 170 calendar day contract duration and NTP of September 25, 2025. Construction of the project has extended beyond March 14, 2026. Additional funding is required to extend Martin/Martin's services, including OA testing, through the revised anticipated construction completion by May 20, 2026 and subsequent CDOT project documentation closeout.

II. ADDITIONAL SERVICES

- A. Martin/Martin will continue to provide construction services in accordance with the Consulting Agreement dated September 9, 2025 and Purchase Order 25-001044 dated September 16, 2025 with current pricing in accordance with our current rate sheet provide in the original Agreement. Added services also include the extension of Owner's Assurance testing per CDOT Standards and materials documentation and close out provided by our Subconsultant, Yeh & Associates, Inc. Additional compensation is based on Martin/Martin's expected expenditures for construction through May 2026 and subsequent CDOT close documentation for the project taking into account the current expenditure rate, the remaining budget as of March 30, 2026 and an estimate to complete provided by Yeh & Associates included below.

MARTIN/MARTIN, INC.

Lakewood, CO Albuquerque, NM Atlanta, GA Avon, CO Bay Area, CA Cheyenne, WY Fort Collins, CO Kansas City, MO Northwest Arkansas
martinmartin.com



III. COMPENSATION

- A. "ADDITIONAL SERVICES" will be charged on an hourly basis following the Schedule of Rates and Charges listed below.

Construction Services:..... \$70,184.50
TOTAL: \$70,184.50

Martin/Martin Estimated Cost to Complete

Est. Hours by Task					
	\$ 270	\$ 235	\$ 150	\$ 180	
Hours					
Scope of Work	Principal	PM	PE	Sr. CSR	Total Man-Hours
Owner's Representation Tasks	(Willis)	(Techau)	(Ravitz)	(Valdez)	Total Man-Hours
Construction Administration/Management	4	60	10		74
Weekly Coordination Meetings		5		5	10
Daily Field Observations & Reports			20	100	120
Contractor Pay Requests		16		12	28
Total Hours	4	81	30	117	232
Total Cost Per Role	\$ 1,080.00	\$ 19,035.00	\$ 4,500.00	\$ 21,060.00	
Labor Total	\$ 45,675.00				
Materials Testing (Yeh & Associates)	\$ 24,509.50				
Estimated Expenses	\$ -				
Total Cost	\$ 70,184.50				

Yeh & Associates Estimated Cost to Complete

PROJECT COST WORKSHEET										
FIRM NAME: Yeh and Associates, Inc.			PREPARED BY: Matt Kaup			DATE: April 7, 2026				
PROPOSAL NUMBER: 225-252			PROJECT NAME: City and County of Broomfield Bikeway - Phase 2			CONTRACT/TASK ORDER NUMBER:				
WORK ACTIVITY	Principal	Senior Project Manager	Construction Manager	Laboratory Supervisor	Construction Observer I	Technician III	Technician II	Technician I	TOTAL HOURS	TOTAL COST
1.0 Project Management										
1.1 Contract Administration, Meetings, Report Review		2	5	5					12	
1.2 Prepare and submit invoices for payment			3							
1.3 Project final documentation closeout						120			120	
SUBTOTALS	0	2	8	5	0	120	0	0	135	\$18,475.00
2.0 Construction Management										
2.1 Concrete Field Properties Testing						40			40	
2.2 Soil Sampling & Compaction									0	
2.3 Asphalt Sampling & Compaction									0	
SUBTOTALS	0	0	0	0	0	40	0	0	40	\$5,200.00
SUBTOTALS - HOURS	0	2	8	5	0	160	0	0	175	
SALARY RATE, \$ PER HOUR	\$240.00	\$230.00	\$205.00	\$155.00	\$135.00	\$130.00	\$115.00	\$105.00		
SUBTOTALS - LABOR COSTS, \$	\$ -	\$ 460.00	\$ 1,640.00	\$ 775.00	\$ -	\$ 20,800.00	\$ -	\$ -		\$ 23,675.00
TOTAL LABOR COST, \$			\$23,675.00							
TRAVEL & PER DIEM COST										
	Estimated Units	Unit Rate	Units							TOTAL COST
Vehicle Mileage	350	\$ 0.67	mile	Trips	Miles/Trip					\$ 234.50
Lodging			night							\$ -
Per Diem			day							\$ -
Core Machine Rental			each							\$ -
TOTAL TRAVEL AND PER DIEM COST, \$			\$234.50							
LABORATORY & FIELD TEST COST										
	Estimated Units	Unit Rate	Units							TOTAL COST
Classification	0	\$ 200.00	each							\$ -
R-Value	0	\$ 400.00	each							\$ -
Standard Proctor	0	\$ 230.00	each							\$ -
Modified Proctor	0	\$ 260.00	each							\$ -
Sulfates	0	\$ 50.00	each							\$ -
Chlorides	0	\$ 50.00	each							\$ -
Resistivity	0	\$ 80.00	each							\$ -
pH	0	\$ 50.00	each							\$ -
Compressive Strength of Cylindrical Concrete Specimens (4" x 8")	20	\$ 30.00	each	(2) 7-day, (3) 28-day						\$ 600.00
TOTAL LABORATORY & FIELD TEST COST, \$			\$600.00							
TOTAL PROJECT COST, \$			\$24,509.50							



If, during the course of the work, Martin/Martin, Inc. becomes aware that this amount will be exceeded, notification will be made, and work will proceed only on mutual agreement as to scope and compensation.

MARTIN/MARTIN, INC. BILLING RATES

Principal	\$270 per hour
Associate	\$235 per hour
Sr. Project Manager	\$220 per hour
Sr. Building Envelope Specialist.....	\$220 per hour
Sr. Project Engineer.....	\$205 per hour
Project Engineer.....	\$175 per hour
Project Manager.....	\$175 per hour
Building Envelope Specialist.....	\$175 per hour
Professional Engineer.....	\$155 per hour
Engineer EIT II	\$140 per hour
Engineer EIT I	\$130 per hour
Engineering Intern.....	\$115 per hour
Sr. Designer	\$170 per hour
Designer	\$150 per hour
Technician III	\$130 per hour
Technician II	\$120 per hour
Technician I	\$110 per hour
Sr. Construction Services Rep	\$180 per hour
Survey Manager	\$240 per hour
Professional Land Surveyor.....	\$160 per hour
Survey Crew (two-man)	\$255 per hour
Survey Crew (one-man)	\$175 per hour
Survey Technician II	\$125 per hour
Survey Technician I	\$115 per hour
Project Coordinator.....	\$100 per hour
Administrative Assistant	\$95 per hour
Intern.....	\$85 per hour

IV. REIMBURSABLE EXPENSES

Non-Labor expenses are included in the fee.



V. ACCEPTANCE AND AUTHORITY

Work will begin on receipt of this Authorization.

Martin/Martin, Inc.

"Client": City & County of Broomfield

By: 

By: _____

Name: Bill Willis

Name: Micah Zogorski

Title: Principal

Title: _____

G:\Willis\25.1374-Industrial Lane Bikeway Phase 2 - CM\ACCOUNTING\Contracts_Draft Contracts\ADD SERVICES\25.1374.C01_May_06_2026_R0_Add Service.docx



BROOMFIELD CITY COUNCIL

To: Mayor and City Council

From: Jennifer Hoffman, City and County Manager

Presented By: Nancy Rodgers

Meeting Date: Tuesday, July 14, 2026, 6:00 PM

Agenda Category: Consent Items

Agenda Item: 6E

Subject: Approving Changes to the Broomfield Code Related to Expired Registrations (Ordinance No. 2300 - First Reading)

- Ordinance 2300 updating the requirement of up to date vehicle registration as a condition of driving a vehicle in Broomfield to allow for accountability on either the driver or the registered owner

Overview

Correspondence and presentations for City Council agenda items, when available, can be viewed via links on the meeting agenda or the associated memo. Please note that not all items will have correspondence or presentations.

In April 2026, Council approved Ordinance 2297, updating the Broomfield Municipal Code to adopt the 2024 Model Traffic Code. To address an ongoing issue of unregistered vehicles or vehicles with expired plates, one of the updates was the addition of a municipal level infraction for driving or parking an unregistered vehicle, trailer, semitrailer, or motor vehicle on Broomfield streets or highways, codified in B.M.C. 10-04-080. Proposed Ordinance 2300 updates the language of this infraction to allow for law enforcement to issue tickets to the owner of an unregistered vehicle, trailer, semitrailer, or motor vehicles that are parked or driven on Broomfield streets or highways.

Attachments

[Memo - Ordinance - 2300 - Vehicle registration update.pdf](#)

[Ordinance 2300 - Approving Changes to the Broomfield Code Related to Expired Registrations.pdf](#)

Summary

[View Correspondence](#)

[View Presentation](#)

Colorado law requires that every owner of a vehicle in the state of Colorado register that vehicle with the state agency. C.R.S. 42-3-103. Under existing law, a registered owner is responsible for ensuring their vehicle, trailer, semitrailer, or motor vehicle is currently registered, even if another person is operating their vehicle.

In April 2026, Council approved Ordinance 2297, updating the Broomfield Municipal Code to adopt the 2024 Model Traffic Code. To address an ongoing issue of unregistered vehicles or vehicles with expired plates, one of the updates was the addition of a municipal level infraction for driving or parking an unregistered vehicle, trailer, semitrailer, or motor vehicle on Broomfield streets or highways, codified in B.M.C. 10-04-080. Making this a municipal charge has allowed the Broomfield Police Department to issue tickets for this violation into Broomfield Municipal Court. As currently written, the municipal violation is focused on the person who is operating the vehicle. However, there are times when the operator of the vehicle is not the owner.

Proposed Ordinance 2300 updates the language of this infraction to allow for law enforcement to issue tickets to the owner of an unregistered vehicle, trailer, semitrailer, or motor vehicles that are parked or driven on Broomfield streets or highways. The ordinance creates a rebuttable presumption that if an unregistered vehicle, trailer, semitrailer, or motor vehicle is driven or parked on city streets or highways, that the registered owner has permitted or allowed the use of the unregistered vehicle, thus committing the violation. It is a rebuttable presumption, meaning that the court will accept it as true unless the owner can introduce competent evidence to refute it. Notice of the violation and ticket must be either personally served upon the owner or left on the vehicle in an obvious location and mailed to the last address recorded with the Department of Revenue, Motor Vehicle Division.

Financial Considerations

N/A.

Prior Council or Other Entity Actions

[April 14, 2026](#): Council passed Ordinance 2297, which added section 10-04-080 - Registration required - penalty - dismissal upon compliance, to the Broomfield Municipal Code.

Boards and Commissions Prior Actions and Recommendations

N/A.

Proposed Actions / Recommendations

If Council desires to amend B.M.C. 10-04-080, the appropriate motion is...

That Ordinance 2300 be approved on first reading and published in full, and that a second reading and public hearing take place on August 11, 2026.

Ordinance - First Reading - Approving Changes to the Broomfield Code Related to Expired Registrations

Prepared By: Commander Kent Wichlacz, Broomfield Police Department

Courtney Thiemann, Senior Attorney, City and County Attorney's Office

Alternatives

Council can choose to leave B.M.C 10-04-080 as currently written. BPD will be able to issue tickets to operators of unregistered vehicles but, if the owner is not the operator, not to the owner of the vehicle.

Bold type indicates new material to be added to the Broomfield Municipal Code
~~Strikethrough type~~ indicates deletions from the Broomfield Municipal Code

ORDINANCE NO. 2300

An ordinance updating the requirement of up to date vehicle registration as a condition of driving a vehicle in Broomfield to allow for accountability on either the driver or the registered owner.

Be it ordained by the City Council of the City and County of Broomfield, Colorado:

Section 1.

Section 10-04-080 of the Broomfield Municipal Code is amended as follows:

10-04-080 Registration required - penalty - dismissal upon compliance.

(A) No person **or registered owner** shall park or operate, or permit to be **parked or** operated, any vehicle, trailer, semitrailer, or motor vehicle, as defined by C.R.S. § 42-1-102, on a street or highway within this municipality, unless such vehicle, trailer, semitrailer, or motor vehicle is registered as required by Title 42, Article 3, Part 1 of the Colorado Revised Statutes.

(B) **Presumption.** There is a rebuttable presumption that if someone other than the registered owner has parked or is operating any vehicle, trailer, semitrailer, or motor vehicle, as defined by C.R.S. § 42-1-102, on a street or highway within this municipality, the registered owner has permitted the other person's operation of such vehicle, trailer, semitrailer, or motor vehicle.

(C) **Notice.** Notice of a violation of this provision shall be either personally served upon the violator or left on the vehicle in an obvious location and a copy of the citation shall be mailed to the registered owner's address as recorded by the Department of Revenue, Division of Motor Vehicles.

~~(b)~~(D) **Penalty.** The penalty for violation of this section shall be assessed in accordance with Section 10-05-040.

~~(c)~~(E) **Dismissal upon compliance.** The court may dismiss a violation for failing to register a vehicle, trailer, semitrailer, or motor vehicle in violation of C.R.S. § 42-3-103(1) or (4), 42-3-114, 42-3-115, or 42-6-140 if:

(1) The vehicle, trailer, semitrailer, or motor vehicle was unregistered for no more than four months at the time of the violation; and

- (2) The owner registered the vehicle, trailer, semitrailer, or motor vehicle before the defendant's first court date as listed on the citation or summons; and
- (3) The defendant pays to the Broomfield municipal court an administrative dismissal fee of \$30.00.

Section 2.

This ordinance is effective seven days after publication following final passage.

Introduced and approved after first reading on July 14, 2026, and ordered published in full.

Introduced a second time and approved on August 11, 2026, and ordered published.

The City and County of Broomfield, Colorado

Mayor

Attest:

Office of the City and County Clerk

Approved as to form:

NCR

City and County Attorney



BROOMFIELD CITY COUNCIL

To: Mayor and City Council

From: Jennifer Hoffman, City and County Manager

Presented By: Nancy Rodgers

Meeting Date: Tuesday, July 14, 2026, 6:00 PM

Agenda Category: Consent Items

Agenda Item: 6F

Subject: Request for Council Executive Sessions as Part of the Performance Review Process for the City and County Manager, Attorney, and Presiding Judge

Overview

Correspondence and presentations for City Council agenda items, when available, can be viewed via links on the meeting agenda or the associated memo. Please note that not all items will have correspondence or presentations.

As part of Council's annual review and evaluation process of the City and County Manager, City and County Attorney, and Presiding Judge, which includes discussions of potential contract amendments, four executive sessions have been proposed to be held on July 14, September 29, October 22, and October 29, 2026.

Attachments

[Memo - Request for Executive Session Regarding Council Appointees's Performance Reviews](#)

For Summary

[View Correspondence](#)

[View Presentation](#)

As part of Council's annual review and evaluation process of the City and County Manager, City and County Attorney, and Presiding Judge, which includes discussions of potential contract amendments, four executive sessions have been proposed to be held on July 14, September 29, 2026, October 22, and October 29, 2026.

- **Tuesday, July 14, after the regular meeting:** Executive Session on Appointee Competencies
- **Tuesday, Sept. 29, 6 pm, Special Meeting:** Executive Session on Appointee Accomplishments and Goals
- **Thursday, Oct. 22, 6 pm, Special Meeting:** Executive Session - Discussion of Appointees' Performance
- **Thursday, Oct. 29, 6 pm, Special Meeting:** Executive Session - Formal Scheduled Review of Each Appointee by Council

These executive sessions are permitted under C.R.S. § 24-6-402 (4)(f)(I) - Personnel Matters. Portions of the executive session related to potential contract negotiations and possible amendments are permitted under C.R.S. § 24-6-402 (4)(e)(I), determining positions relative to matters that may be subject to negotiations; developing a strategy for negotiations; and instructing negotiators. An executive session requires an affirmative vote of two-thirds of the quorum present.

The open meetings provision of the Colorado Sunshine Act of 1972 (Act) requires that any local public body announce in public the topic for discussion for the executive session. In addition, the local public body must include the specific citation in the Act that authorizes the local public body to meet in executive session. The local public body must also identify the particular matter to be discussed in as much detail as possible without compromising the purpose for which the executive session is authorized. C.R.S. § 24-6-402(4).

The executive sessions will be electronically recorded. The record of an executive session must also state the specific citation in the Act authorizing the executive session. Portions of an executive session that are purely for purposes of obtaining legal advice do not need to be recorded.

Financial Considerations

N/A

Prior Council or Other Entity Actions

Council regularly meets a few times each year in executive session for this purpose. The last executive sessions regarding personnel matters involving the City and County Manager's, City and County Attorney's, and Municipal Judge's 2025 Annual Performance reviews were held on January 14, 2025, January 28, 2025, February 11, 2025 and February 25, 2025.

Boards and Commissions Prior Actions and Recommendations

N/A

Proposed Actions / Recommendations

If Council would like to hold the executive session, the appropriate motion is:

That four Executive Sessions be held on July 14 after the regular Council meeting and on special meetings called on September 29, October 22, and October 29, 2026, at 6pm for the purpose of discussing personnel matters and matters subject to negotiations related to the City and County Manager's, City and County Attorney's, and Presiding Judge's annual review and contract amendments, as permitted by C.R.S. § 24-6-402(4)(e)(I) and (4)(f)(I).

Alternatives

Do not schedule the executive sessions.



BROOMFIELD CITY COUNCIL

To: Mayor and City Council

From: Jennifer Hoffman, City and County Manager

Presented By: Nancy Rodgers, City and County Attorney

Meeting Date: Tuesday, July 14, 2026, 6:00 PM

Agenda Category: Action Items

Agenda Item: 7A

Subject: Submitting a Ballot Question to the Voters on the Length of a Future Mayor's term of office (Ordinance No. 2309 - Second Reading and Public Hearing)

- Ordinance No. 2309 submitting to a vote of the registered electors of the City and County of Broomfield at the coordinated election to be held on November 3, 2026, a proposed amendment to Section 4.3 of the Broomfield Charter regarding the term of office for future mayors

Goals: N/A

Overview

Correspondence and presentations for City Council agenda items, when available, can be viewed via links on the meeting agenda or the associated memo. Please note that not all items will have correspondence or presentations.

At Council's focus session on February 9, 2026, Councilmember Cohen requested a discussion on changing the future mayor's term from 2 years to 4 years, and limiting future mayors to two terms. The mayor's term limits are in Charter and any change to the Charter requires voter approval. Following the discussion at the focus session, Council directed staff to move forward with drafting the ballot question ordinance for the November 2026 election.

Attachments

[Council Memo](#)

[Ordinance 2309](#)

Summary

[View Correspondence](#)

[View Presentation](#)

At Council's focus session on February 9, 2026, Councilmember Cohen requested a discussion on changing the term of office for future mayors from 2 years to 4 years, and limiting future mayors to two terms instead of three terms. The mayor's term limits are in Charter and any change to the Charter requires voter approval. Following the discussion at the focus session, Council directed staff to move forward with drafting the ballot question ordinance.

Council approved Ordinance 2309 on first reading on June 2, 2026. It is subject to second reading and a public hearing, then a vote of the residents of Broomfield.

Arguments in Support: Two-year terms for the mayor and council members were established in Broomfield in 1961, when Broomfield was solely a city with a population of approximately 6,500 residents. Although council terms were extended to four years in 1977, the mayor's term remained unchanged. Since then, Broomfield has evolved into both a city and county government, with substantially greater governmental complexity and a population that has increased to 76,000 in 2026.

A four-year mayoral term facilitates the planning, execution, and oversight of significant long-term projects. Infrastructure upgrades, economic growth initiatives, and public safety enhancements in Broomfield often require several years for successful completion. Furthermore, extending the term length may shift the focus of City and County leadership toward comprehensive strategic planning and away from the demands of frequent election cycles.

At the same time, shorter mayoral terms can create disadvantages in regional leadership and advocacy efforts. A two-year term may limit a Broomfield mayor's ability to build long-term relationships and provide continuity within regional organizations such as Colorado Counties Inc. (CCI), Colorado Municipal League (CML), and Denver Regional Council of Governments (DRCOG), where ongoing engagement and multi-year initiatives are often important to advancing regional priorities.

Broomfield mayors seeking reelection have historically been successful. Only one Broomfield mayor has lost a re-election bid. Currently, the two-year term structure requires the mayor to remain in a nearly constant state of campaigning, which can impede progress on multi-year initiatives. Many other municipalities and higher levels of government utilize four-year executive terms, which some voters associate with increased stability and more effective leadership.

Arguments Opposed: Opponents of extending a mayor's term from two years to four years argue that shorter terms provide stronger accountability and keep local government more responsive to residents. Critics also argue that cities face rapidly changing conditions, such as shifts in public safety, housing, transportation, and economic issues, so mayors should remain closely tied to current public opinion. Some people believe that less frequent mayoral elections can reduce civic engagement and make mayors less attentive to neighborhood concerns because they face voters less often. In addition, policy mistakes or controversial decisions may continue for years before residents have the opportunity to respond through an election.

Proposed Ballot Question: If approved, proposed Ordinance No. 2309 would put the following question on the November 2026 ballot:

Proposed Charter Amendment No. 1A
(4 year term of office with two term limits for Future Mayors)

Currently, the mayor serves a 2-year term and is limited to three consecutive terms. Shall Section 4.3 of the Broomfield Home Rule Charter be amended so future mayors will serve a 4-year term and be limited to two consecutive terms starting at the general municipal election to be held in 2027?

Financial Considerations

N/A. This change will not financially impact CCOB's costs associated with elections or the costs associated with providing administrative support to the mayor's office.

Prior Council or Other Entity Actions

August 13, 2024: Council approved Ord. No. 2248, Ballot Question 2G, on extending the future mayors' term from 2 years to 4 years starting with the future mayor elected in November 2025.

November 5, 2024: Ballot question 2G did not pass on a vote of 41.86% (for) and 58.14% (against). Therefore, the mayor's term remains two years, with a limit of three consecutive terms.

Boards and Commissions Prior Actions and Recommendations

November 14, 2023: The CRC presented its final report and recommendation to Council. The Charter Review Committee recommended a change to the Charter to provide for a four-year term for the mayor.

Proposed Actions / Recommendations

If Council desires to proceed with the ballot question regarding Section 4.3, the appropriate motion is...

That Ordinance 2309 be approved on second and final reading and further published.

Alternatives

Do not approve the proposed ballot question. The existing Charter provision for the office of the mayor providing for a two year term with a limit of three consecutive terms would remain unchanged.

Other jurisdictions:

Broomfield Council Members terms are 4 years pursuant to the Home Rule Charter, and they are limited to three terms.

County Commissioners terms of office are 4 years by state statute

Broomfield's Neighbors (*Close but not a jurisdictional line neighbor)

Arvada* - 4 years term; limited to three terms

Boulder* - 2 years; no more than 8 years total

Superior - 4 years; no more than two (2) consecutive terms

Lafayette - 2 years; no term limits

Lakewood* - 4 years; limited to two consecutive terms

Louisville - 4 years; limited to 2 terms

Northglenn - 4 years; two consecutive terms

Thornton - 4 years; two consecutive terms

Westminster - 4 years; two consecutive terms

Wheat Ridge* - 4 years; two consecutive terms

Other Cities: four year terms

Aurora (limited to 3 consecutive terms)

Denver (limited to 3 consecutive terms)

Centennial (limited to 2 consecutive terms)

Commerce City (limited to 2 consecutive terms)

Pueblo (limited to 2 consecutive terms)

Grand Junction (limited to 2 consecutive terms)

Brighton (limited to 2 consecutive terms)

Sheridan (limited to 2 consecutive terms)

Glendale (limited to 4 consecutive terms)

Golden (limited to 2 consecutive terms)

Englewood (limited to 3 consecutive terms)

Other Cities: two year terms

Fort Collins (limited to 3 consecutive terms)

Boulder (no more than 8 years total)

Loveland (no limit)

Greeley (limited to 4 consecutive terms)

Longmont (limited to 3 terms)

Process for Approving a Ballot Question

Charter amendments are permitted by Broomfield's Constitutional Amendment and Section 18.6 of the Charter, which references state statute. Specifically, Broomfield is permitted to "make, amend, add to, or replace its charter..." Colo. Const. Art. XX, Section 10. This permits the City Council to adopt ordinances with the proposed amendments and ballot titles to be submitted to the voters. Ballot questions can be referred to the voters via an ordinance adopted by the governing body. C.R.S. 31-2-210. All ordinances must be confined to a single subject. See Charter, Section 6.2. "Single subject" means the subject matter has to be "necessarily and properly connected rather than disconnected or incongruous" and not create a situation where there are two distinct purposes. *Hayes v. Spalding*, 2016 CO 24, 1 (Colo. 2016). There can be more than one ballot question put on the ballot. If provisions of two or more proposed amendments adopted or approved at the same election conflict, the amendment receiving the highest affirmative vote shall become effective.

An ordinance approving a single ballot question requires majority approval by Council.

Restriction on Government Support for Ballot Questions; local "Blue Book"

After the ballot question is approved, government funds and resources may not be used in either supporting or opposing the ballot question. Elected officials may use personal time and funds to take positions on ballot issues.

Residents provided feedback from the 2024 Charter ballot question election that a "blue book" reference document would be helpful in their understanding of the ballot questions. We prepared such a resource for the 2025 election. Staff will create a reference document for each approved local ballot question. This document is similar to the "blue book" and would provide voters with the text, title, and a fair and impartial analysis of each proposed local question on the ballot. The reference document would include a summary of the measure (similar to the summaries above), the major arguments both for and against the measure, and a brief fiscal assessment of the measure. This resource will be published online and shared through CCOB's normal channels for sharing information. Additionally, printouts will be made available to election judges for their own information and also for them to share with voters.

ORDINANCE NO. 2309

An ordinance submitting to a vote of the registered electors of the City and County of Broomfield at the coordinated election to be held on November 3, 2026, a proposed amendment to Section 4.3 of the Broomfield Charter regarding the term of office for future mayors

Be it ordained by the City Council of the City and County of Broomfield, Colorado:

Section 1.

Subject to the approval of the registered electors of the City and County of Broomfield, Chapter IV, Section 4.3 of the Broomfield Charter shall be amended with the addition shown in **bold underline** below, setting the term of office for the mayor at 4 years instead of 2 years, which ballot question shall be submitted to the registered electors of the City as “Proposed Charter Amendment No. 1A” at the November 2026 election:

Section 4.3 Terms of Office - Mayor and Councilmembers.

- (a) The terms of office of the councilmembers, including the Mayor, hereafter to be elected in accordance with the provisions of this Charter, shall commence on their taking the oath of office at the ensuing organizational meeting of the City Council held after the election in the year elected and shall continue during the term for which they shall have been elected until their successors shall have been elected and duly qualified.
- (b) On the first Tuesday after the first Monday in November, in the year 1977, the first regular municipal election shall be held under the provisions of this Charter amendment, at which time a Mayor shall be elected from the City at large for a two (2) year term and shall be elected every two years **thereafter until November 2027**; and two (2) councilmembers shall be elected from each of the five (5) wards of the City as follows: the candidate receiving the highest number of votes within each ward shall be elected for a four (4) year term and the candidate receiving the next highest number of votes within said ward shall be elected for two (2) year term. Thereafter, each councilmember shall be elected for a four year term. **Beginning with the election in November 2027 and thereafter, the mayor shall be elected for a four year term.**
- (c) **No Mayor shall serve more than two consecutive partial or full terms of office.** No Mayor or Councilmember shall serve more than three consecutive partial or full terms in office.
- (d) For the purpose of this Section 4.3, the offices of mayor and councilmember are different offices, a partial term means at least 50% of the regular term, and terms are considered consecutive unless they are at least four years apart.

Section 3. Ballot Question.

The following ballot title and question shall be placed on the ballot of the November 3, 2026 coordinated election for the City and County of Broomfield for consideration by the registered electors:

**Proposed Charter Amendment No. 1A
(4 year term of office with two term limits for Future Mayors)**

Currently, the mayor serves a 2-year term and is limited to three consecutive terms. Shall Section 4.3 of the Broomfield Home Rule Charter be amended so future mayors will serve a 4-year term and be limited to two consecutive terms starting at the general municipal election to be held in 2027?

_____ Yes/For
_____ No/Against

Section 4. Ballot Numbering.

It is Council's intent that the number for this ballot question be as low as possible. In the event that another ballot question needs the 1A designation, Council authorizes staff to modify the ballot number stated above so that the Broomfield Charter change ballot question has the lowest number possible.

Section 5. Publication.

Publication of this ordinance in full after final approval constitutes publication of notice of an election upon the proposed amendment pursuant to Section 31-2-210(4) of the Colorado Revised Statutes.

Section 6. Severability.

If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 7. Effective Date

This ordinance is effective seven days after publication following final passage.

Introduced and approved after first reading on June 2, 2026, and ordered published in full.

Introduced a second time and approved on July 14, 2026, and further ordered published in full.

The City and County of Broomfield, Colorado

Mayor

Attest:

Office of the City and County Clerk

Approved as to form:

NCR

City and County Attorney



BROOMFIELD CITY COUNCIL

To: Mayor and City Council

From: Jennifer Hoffman, City and County Manager

Presented By: Katie Allen, Director of Community Development

Meeting Date: Tuesday, July 14, 2026, 6:00 PM

Agenda Category: Action Items

Agenda Item: 7B

Subject: Police Building Expansion Agreement Amendments (Resolutions 2026-67 & 2026-88)

- Resolution No. 2026-67 approving the Guaranteed Maximum Price Amendment to the Construction Manager/General Contractor Agreement with FCI Constructors, Inc. for the construction of the Police Building Expansion
- Resolution No. 2026-88 approving the Third Amendment to the Consulting Agreement with Anderson Mason Dale Architects, P.C. (AMD) for the Police Building Expansion

Overview

Correspondence and presentations for City Council agenda items, when available, can be viewed via links on the meeting agenda or the associated memo. Please note that not all items will have correspondence or presentations.

Proposed Resolution No. 2026-67 would approve the Second Amendment to the Construction Manager/General Contractor Agreement with FCI Constructors, Inc. for the Guaranteed Maximum Price (GMP) construction of the proposed Police Building. Proposed Resolution No. 2026-88 would approve the Third Amendment to the Consulting Agreement with Anderson Mason Dale Architects, P.C. (AMD) for design services, including construction assistance, for the proposed Police Building.

Attachments

[Memo for the Second Amendment to the CM/GC Agreement with FCI Constructors Inc. & Third Amendment to the Consulting Agreement with Anderson Mason Dale Architects, P.C. \(AMD\) for the Police Building](#)

[Resolution 2026-67.pdf](#)

[Resolution 2026-88.pdf](#)

[Second Amendment to the Agreement with FCI Constructors Inc](#)

[Third Amendment to the Consulting Agreement with Anderson Mason Dale Architects, P.C.](#)

Summary

[View Correspondence](#)

[View Presentation](#)

Proposed Resolution No. 2026-67 would approve the Second Amendment to the Construction Manager/General Contractor Agreement with FCI Constructors, Inc. for the Guaranteed Maximum Price (GMP) construction of the proposed Police Building. Proposed Resolution No. 2026-88 would approve the Third Amendment to the Consulting Agreement with Anderson Mason Dale Architects, P.C. (AMD) for design services, including construction assistance, for the proposed Police Building.

Background

The Broomfield Police Department is headquartered at 7 DesCombes Drive, where it occupies half the building (35,424 SF). The other half is occupied by Broomfield Combined Courts. The police department has two very small substations. One is located at the Flatiron Crossing Mall, and the other is a single room plus a restroom in the Anthem neighborhood.

Police Headquarters is operating beyond full capacity. A combined Space Needs Assessment (“Assessment”) for the Police Department and the George DiCiero City and County Building (1 DesCombes Drive) was completed in late 2022. The Assessment recommended a new police building, totaling approximately 81,000 square feet, to house the department's current and anticipated functions. The Assessment recommended the proposed building be located immediately west of the current building on CCOB-owned property, where there is currently a solar panel array.

Following a request for proposals (RFP) process in 2024, AMD was selected to lead the design process for the proposed Police Building. The initial agreement was for conceptual planning and site selection. After evaluating several locations within the civic center area adjacent to DesCombes Dr., the project team confirmed the findings of the 2022 report in terms of the approximate building size and the location at the southeast corner of E. 3rd Avenue and DesCombes Dr.

Proposed Police Building Design

The linked [graphics](#) depict the proposed building and site improvements. The building will be two stories and approximately 82,000 SF. The top of the parapet height is 34'-6" and the top of the mechanical screen wall is 43'-0". The building will use the existing access off 3rd Avenue. The secure parking lot will be expanded, providing additional spaces for police fleet and personal vehicles. A secondary drive will be constructed off of DesCombes Drive that will provide access to the public parking area at the front of the building, secondary access to the secured parking lot, and access to the reconstructed staff parking lot west of the George DiCiero building. A secure fence will be extended around the perimeter of the parking lot, providing additional physical and visual security for officers and staff.

[Within the building](#), careful consideration has been given to the arrangement of the spaces to not only meet the program needs but also allow for future flexibility and operational efficiency. The west wing of the building is predominantly composed of offices, open offices, conference space, and workplace supporting elements. This wing is anchored by the public lobby and community room at the south end of level one, and the critical incident spaces at the north end of level two. The east wing of the building comprises specialty, technical, and storage spaces; containing the vehicle bays, tactics spaces, evidence and crime lab programs,

Approval of a Guaranteed Maximum Price Amendment to the agreement with FCI Constructors, Inc. and Approval of an Amendment to the Consulting Agreement with Anderson Mason Dale for the Police Building Project

Prepared By: Katie Allen, Director of Community Development

the 911 /Communications Center, and the lockers and fitness space. Between the two wings is the ‘Hub,’ which supports the daily activities of an officer, including report writing, duty bags, and the break room. It is intended to be the ‘heart’ of the building.

The site will use a series of rain gardens for stormwater detention and water quality. Solar vehicle canopies will be provided in the southern section of the secured parking lot.

The project will add 113 total parking spaces resulting in 238 secured parking spaces for PD staff and police vehicles (4 ADA, 2 level 3 EV installed, 46 EV capable), 10 public parking spaces (2 ADA and 2 EV ready), and the existing CCOB fleet parking lot will be reconstructed from 36 spaces to 28 spaces (1 ADA, 1 EV installed, 2 EV ready, 6 EV capable).

The contractor has entered into an agreement with the Presbyterian Church of Broomfield at the northeast corner of Main St. and 3rd Avenue for their construction trailer and staging site. The staging site entrance will use a small portion of the Field Open Space to align with the project site. Contractors will be directed to use parallel parking along E. 3rd Avenue. Due to the cross traffic and parallel parking, E. 3rd Avenue will be closed to through traffic, but will allow for emergency access and PD and Courts staff access as typical.

Trucks will be directed to use 120th Avenue (typically coming off of I-25, US 36, and SH 121) to Main Street to get to the site. Trucks leaving the site can exit south on Spader Way or Main St. to 120th Avenue.

Staging and truck routing graphics are provided on pages 6 and 7 of the project [graphics](#).

Design Services

On March 11, 2025, Council approved Amendment 1 to the consulting agreement with AMD to proceed with the design of the proposed police building. The agreement included design services through construction documents, but did not include bidding assistance, construction administration, furniture design, and project closeout support. It was anticipated that a subsequent amendment would be brought to Council for approval to include the additional architectural services needed to support the project through construction. That amount was anticipated to be \$1.9M in the March 11, 2025, staff report.

A second amendment to the consulting agreement with AMD in the amount of \$53,500 was approved by the City and County Manager for a feasibility study to expand the Combined Courts into the existing Police Department space at 7 DesCombes Drive. This feasibility study was anticipated to begin in early 2026 following the completion of a Courts Needs Assessment by the 17th Judicial District. Staff have not yet received the needs assessment from the 17th Judicial District, and so this work has not started.

The proposed 3rd Amendment to the consulting agreement is for the additional architectural services to support the project through completion of construction in early 2028. The amount is \$1,900,210 and is in line with the March 2025 estimate.

Construction Manager/General Contractor

The Construction Manager/General Contractor (CM/GC) project delivery model is a collaborative approach to construction that bridges the gap between design and building. Under the CM/GC model, the owner hires the construction manager, who will eventually act as the general contractor, during the design phase. The process is divided into two distinct phases:

1. Pre-construction Phase: The CM acts as a consultant, providing real-time pricing, schedule optimization, and constructability reviews while the design progresses
2. Construction Phase: Once the design is completed, the CM transitions into the GC role and builds the project.

The CM/GC model offers several benefits for large and complex projects. Including:

1. Risk Mitigation - Because the contractor reviews the plans during design, they catch errors and gaps before breaking ground, reducing change orders.
2. Faster Delivery: Construction can begin on early phases (like site grading and utility installations) before the entire 100% design package is completed.
3. More Accurate Budgeting: The owner gets continuous cost estimates throughout the design process, preventing surprises at the end
4. Collaboration: The owner, designer, and contractor work as a team more so than in design-bid-build delivery methods.

The Guaranteed Maximum Price (GMP) Amendment is the construction agreement for the project. The GMP is a commitment by the CM/GC that the total cost of the work will not exceed a specific, agreed-upon dollar amount for the project scope defined by the plans and specifications. Key elements of a GMP Agreement include the Cost of the Work, which is the actual costs to build the project (labor, materials, equipment); CM Fee, which is the contractor's overhead and profit, calculated as a fixed percentage of the construction costs; and Contractor's Contingency, a dedicated fund built into the GMP to cover unforeseen issues, minor design gaps, or market fluctuations.

If the project goes over the budget specified in the GMP due to contractor error or predictable delays, the CM/GC absorbs the extra cost. Conversely, if the project is completed under the GMP, the remaining balance is shared between the owner and the contractor. In this case, the agreement provides for 60% of the savings to be returned to CCOB and 40% to the contractor. In short, the GMP shifts the financial risk of construction execution from the owner to the contractor, while giving the contractor flexibility and a financial incentive to keep costs low.

Staff issued a Request for Proposals (RFP) to hire a CM/GC for the project in July 2025. FCI Constructors was selected based on experience and value (low fee). FCI has extensive experience with police building construction in Colorado and had the lowest fee (1.75%) of the top firms that submitted proposals. The Preconstruction Services Agreement was approved by the City and County Manager on October 22, 2025, in the amount of \$110,100. Amendment No. 1 for \$59,457 was authorized on March 4, 2026, by the City and County Manager to include utility locate services and additional preconstruction reviews and pricing by certain key subcontractors.

Amendment 2 to the CM/GC agreement will authorize a Guaranteed Maximum Price (GMP) contract to build the Police Building for \$67,090,837, of which \$169,557 was already approved with the pre-construction services, and adding \$66,921,280 for the construction phase.

Project schedule

Pending receipt of permits, FCI anticipates starting the project at the end of July. The project will take approximately 21 months to complete, which would be the end of March 2028. Following furniture installation, the police department would be able to move into the new space in April 2028.

Approval of a Guaranteed Maximum Price Amendment to the agreement with FCI Constructors, Inc. and Approval of an Amendment to the Consulting Agreement with Anderson Mason Dale for the Police Building Project

Prepared By: Katie Allen, Director of Community Development

Financial Considerations

As shown in the sources and uses of funds summary below, the project can be completed within the budgeted amount.

Sources and Uses of Funds	Amount
Fund 20- Police Building Expansion Bond Amount (24R0042) (20-70010-55200)	\$80,000,000
Fund 20- Police Building Expansion 2024 and 2025 CIP Budget (24R0042) (20-70010-55200)	\$5,055,770
FCI Preconstruction Services (incl Amendment #1)	-\$169,557
GMP Construction Amendment (Amendment #2 FCI)	-\$66,921,280
Construction Contingency (5%)	-\$3,354,550
AMD Design Services (incl Amendments #1 and #2)	-\$4,841,900
AMD Amendment 3	-\$1,900,210
Design Contingency (10%)	-\$190,000
Furniture, Fixtures, and Equipment FF&E (including Dispatch and Specialty Security Electronics)	-\$3,250,000
Utility Relocations and Extensions (including solar panels)	-\$500,000
Water and Sewer Licenses	-\$375,000
North Metro Fire and Rescue District Fee	-\$120,000
Projected Balance	\$3,433,273

Prior Council or Other Entity Actions

[March 11, 2025](#) - Council approved a design agreement with Anderson Mason Dale Architects for the design of the proposed police building.

[November 19, 2024 - Study Session](#) - Council provided support and direction to proceed with a design agreement.

Proposed Actions / Recommendations

If Council desires to proceed with the project, the appropriate motion is...

That Resolutions 2026-67 and 2026-88 be adopted.

Approval of a Guaranteed Maximum Price Amendment to the agreement with FCI Constructors, Inc. and Approval of an Amendment to the Consulting Agreement with Anderson Mason Dale for the Police Building Project
Prepared By: Katie Allen, Director of Community Development

Alternatives

Do not proceed with the GMP Amendment to construct the proposed police building.

RESOLUTION NO. 2026-67

A Resolution approving the Guaranteed Maximum Price Amendment to the Construction Manager/General Contractor Agreement with FCI Constructors, Inc. for the construction of the Police Building Expansion.

Be it resolved by the City Council of the City and County of Broomfield, Colorado:

Section 1.

The Guaranteed Maximum Price Amendment (the Second Amendment) to the Construction Manager/General Contractor Agreement between the City and County of Broomfield and FCI Constructors, Inc. adding the amount of \$66,921,280 for additional Construction Manager/General Contractor services, for a total not to exceed amount of \$67,090,837.00 is approved.

Section 2.

The Mayor or Mayor Pro Tem is authorized to sign and the Office of the City and County Clerk to attest the agreement, in form approved by the City and County Attorney.

Section 3.

The City and County Manager or a designee is authorized to approve amendments to the agreement in an aggregate amount not to exceed ten percent.

Section 4.

This resolution is effective upon its approval by the City Council.

Approved on July 14, 2026

The City and County of Broomfield, Colorado

Mayor

Attest:

Office of the City and County Clerk

Approved as to form:

NCR

City and County Attorney

RESOLUTION NO. 2026-88

A Resolution approving the Third Amendment to the Consulting Agreement with Anderson Mason Dale Architects, P.C. (AMD) for the Police Building Expansion

Be it resolved by the City Council of the City and County of Broomfield, Colorado:

Section 1.

The Third Amendment to the Consulting Agreement between the City and County of Broomfield and Mason Dale Architects, P.C. (AMD) adding the amount of \$1,900,210 for additional design services, for a total not to exceed amount of \$6,642,310 is approved.

Section 2.

The Mayor or Mayor Pro Tem is authorized to sign and the Office of the City and County Clerk to attest the agreement, in form approved by the City and County Attorney.

Section 3.

The City and County Manager or a designee is authorized to approve amendments to the agreement in an aggregate amount not to exceed ten percent.

Section 4.

This resolution is effective upon its approval by the City Council.

Approved on July 14, 2026

The City and County of Broomfield, Colorado

Mayor

Attest:

Office of the City and County Clerk

Approved as to form:

NCR

City and County Attorney



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the Twenty-ninth day of May in the year Two Thousand Twenty-Six, is incorporated into the accompanying AIA Document A133™-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the Twenty-ninth day of May in the year Two Thousand Twenty-Six (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

Broomfield New Police Building CM/GC
5 DesCombes Drive
Broomfield, CO 80020

THE OWNER:
(Name, legal status, and address)

City and County of Broomfield
One DesCombes Drive
Broomfield, CO 80020

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

FCI Constructors, Inc.
4015 Coriolis Way
Frederick, CO 80504

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE**
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED**
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS**

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Sixty Seven Million Ninety Thousand and eight hundred thirty seven (\$ 67,090,837)

ADDITIONS AND DELETIONS:

The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes 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 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.

AIA Document A201™-2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

(Provide itemized statement below or reference an attachment.)

See Attachment No. 4 – GMP Estimate and Breakdown (33 Pages)

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.4.1 – In reference to Article 13.2.3, regarding the Owner's termination of contract for convenience, the Construction Manager's shall be paid in accordance with Article 14.4.3 of the AIA 201, plus the Construction Manager's Termination Fee of Ten Percent (10.0%) applied to those costs identified in the same article.

§ A.1.1.5 Alternates

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item Not Applicable

Price

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.

(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item Not Applicable

Price

Conditions for Acceptance

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item Not Applicable

Units and Limitations

Price per Unit (\$0.00)

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

☐ The date of execution of this Amendment.

☒ Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

14 days after receipt of final building permit from all Authorities Having Jurisdiction for the project

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

☒ Not later than Six Hundred Eight (608) calendar days from the date of commencement of the Work.
See Attachment No. 6 – Preliminary Project Schedule (4 Pages)

☐ By the following date:

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
Not Applicable	

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Not applicable			

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

See Attachment No. 7 – Enumeration of Documents (16 Pages)

Section	Title	Date	Pages
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§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

See Attachment No. 7 – Enumeration of Documents (16 Pages)

Number	Title	Date
--------	-------	------

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
Not Applicable		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
See Attachment No. 5 – GMP Clarifications, Qualifications and Assumptions (7 Pages)	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

See Attachment No. 5 – GMP Clarifications, Qualifications and Assumptions (7 Pages)

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

Not applicable

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

Not applicable

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

OWNER (Signature)

(Printed name and title)



CONSTRUCTION MANAGER (Signature)

BRYAN HEMEYER VP

(Printed name and title)

Additions and Deletions Report for AIA® Document A133® – 2019 Exhibit A

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 21:03:56 MDT on 06/12/2026.

Changes to original AIA text

PAGE 1

~~This~~

This Amendment dated the Twenty-ninth day of May in the year Two Thousand Twenty-Six, is incorporated into the accompanying AIA Document A133™-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the Twenty-ninth day of May in the year Two Thousand Twenty-Six (the "Agreement")

~~A.2 DATE OF COMMENCEMENT AND~~ DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

~~A.3 INFORMATION UPON WHICH~~ INFORMATION UPON WHICH AMENDMENT IS BASED

PAGE 2

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed ~~(\$~~ Sixty Seven Million Ninety Thousand and eight hundred thirty seven (\$ 67,090,837), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.4.1 – In reference to Article 13.2.3, regarding the Owner's termination of contract for convenience, the Construction Manager's shall be paid in accordance with Article 14.4.3 of the AIA 201, plus the Construction Manager's Termination Fee of Ten Percent (10.0%) applied to those costs identified in the same article.

Item Not Applicable

Price

Item Not Applicable

Price

Conditions for Acceptance

Item Not Applicable

Units and Limitations

Price per Unit (\$0.00)

[] ~~The~~ The date of execution of this Amendment.

[X] Established as follows:

 (Insert a date or a means to determine the date of commencement of the Work.)

~~If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.~~

~~§ A.2.2~~ 14 days after receipt of final building permit from all Authorities Having Jurisdiction for the project

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

PAGE 3

[☒] ~~Not later than~~ ~~←~~] Not later than Six Hundred Eight (608) calendar days from the date of commencement of the Work.

~~—~~ ~~←~~ ~~→~~ See Attachment No. 6 – Preliminary Project Schedule (4 Pages)

[☐] By the following date:

Portion of Work
Not Applicable

Substantial Completion Date

Document	Title	Date	Pages
<u>Not applicable</u>			

Title	Date	Pages
<u>Not Applicable</u>		

PAGE 4

Item	Price
<u>See Attachment No. 5 – GMP Clarifications, Qualifications and Assumptions (7 Pages)</u>	

§ A.3.1.7 See Attachment No. 5 – GMP Clarifications, Qualifications and Assumptions (7 Pages)

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:

Variable Information

PAGE 1

This Amendment dated the Twenty-ninth day of May in the year Two Thousand Twenty-Six, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the Twenty-ninth day of May in the year Two Thousand Twenty-Six (the “Agreement”)

Broomfield New Police Building CM/GC

5 DesCombes Drive
Broomfield, CO 80020

City and County of Broomfield

One DesCombes Drive
Broomfield, CO 80020

FCI Constructors, Inc.

4015 Coriolis Way
Frederick, CO 80504

PAGE 2

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Sixty Seven Million Ninety Thousand and eight hundred thirty seven (\$ 67,090,837), subject to additions and deductions by Change Order as provided in the Contract Documents.

See Attachment No. 4 – GMP Estimate and Breakdown (33 Pages)

PAGE 3

[X] Not later than Six Hundred Eight (608) calendar days from the date of commencement of the Work.

See Attachment No. 7 – Enumeration of Documents (16 Pages)

See Attachment No. 7 – Enumeration of Documents (16 Pages)

PAGE 4

Not applicable

Not applicable

Certification of Document's Authenticity
AIA® Document D401™ – 2003

I, , hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 21:03:56 MDT on 06/12/2026 under Order No. 20250114657 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ - 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.


(Signed)

VICE PRESIDENT
(Title)

6-12-2026
(Dated)

Broomfield PD

5.0 Descombes Drive Broomfield, CO 80020

Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



May 26, 2026

DESCRIPTION	UNIT	TOTAL
01 00 00 General Conditions	\$21.83	\$1,899,174
02 00 00 Existing Conditions	\$3.23	\$281,300
03 00 00 Concrete	\$27.07	\$2,355,270
04 00 00 Masonry	\$49.54	\$4,309,823
05 00 00 Metals	\$45.37	\$3,947,262
06 00 00 Wood, Plastics, and Composites	\$47.62	\$4,142,689
07 00 00 Thermal and Moisture Protection	\$40.36	\$3,511,594
08 00 00 Openings	\$47.11	\$4,098,761
09 00 00 Finishes	\$61.74	\$5,371,385
10 00 00 Specialties	\$24.33	\$2,116,585
11 00 00 Equipment	\$3.48	\$302,410
12 00 00 Furnishings	\$3.39	\$294,549
13 00 00 Special Construction	\$15.91	\$1,383,750
14 00 00 Conveying Equipment	\$4.02	\$350,170
21 00 00 Fire Suppression	\$10.72	\$932,701
22 00 00 Plumbing	\$33.84	\$2,943,721
23 00 00 Heating, Ventilating, and Air Conditioning (HVAC)	\$64.21	\$5,586,098
26 00 00 Electrical	\$70.53	\$6,136,282
27 00 00 Communications	\$30.64	\$2,665,835
28 00 00 Electronic Safety and Security	\$10.57	\$919,216
31 00 00 Earthwork	\$19.20	\$1,670,256
32 00 00 Exterior Improvements	\$31.66	\$2,754,101
33 00 00 Utilities	\$12.39	\$1,077,571
Base Estimate Direct Cost		\$59,050,503
Design/Bid Contingency	4.00 %	\$2,362,020
Construction Contingency	3.00 %	\$1,771,515
Subcontractor Default Insurance	1.25 %	\$723,386
General Liability Insurance	1.00 %	\$669,213
Builder's Risk Insurance	1.34 %	\$791,277
Payment & Performance Bond	0.65 %	\$382,244
FCI Overhead & Fee	1.75 %	\$1,171,122
Base Estimate Indirect Cost		\$7,870,777
Base Estimate Total Cost		\$66,921,280
Preconstruction Services Contract		\$110,100
First Amendment to the Contract		\$59,457
Base Estimate Total Cost Plus All Amendments		\$67,090,837

Broomfield PD

5.0 Descombes Drive Broomfield, CO 80020

Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



May 26, 2026

DESCRIPTION	QUANTITY	UNIT	TOTAL
01 00 00 General Conditions			
01 30 00 Administrative Requirements			
01 31 00 Project Management and Coordination			
013113.0110 Project Director	9.00 wk	\$7,140.00	\$64,260
013113.0113 Senior Project Manager	30.00 wk	\$6,384.00	\$191,520
013113.0120 General Superintendent	13.00 wk	\$5,670.00	\$73,710
013113.0125 Project Superintendent	87.00 wk	\$4,704.00	\$409,248
013113.0135 Project Engineer	43.00 wk	\$3,654.00	\$157,122
013113.0145 Field Engineer	87.00 wk	\$3,234.00	\$281,358
013113.0165 Regional Safety Manager	20.00 wk	\$5,040.00	\$100,800
013113.0167 MEP Project Manager	22.00 wk	\$4,746.00	\$104,412
013113.0170 Project Coordinator	17.00 wk	\$2,940.00	\$49,980
013113.0195 First Aid supplies	1.00 ls	\$1,650.00	\$1,650
013113.0200 Daily Clean-up - CMGC Compound	87.00 wk	\$247.40	\$21,524
013113.0210 Trash Removal - CMGC Compound	20.00 mo	\$525.00	\$10,500
013213.0105 Cell phone; CMGC staff	20.00 mo	\$420.00	\$8,400
013213.0115 Technology - Field office / site computers, iPads	20.00 mo	\$3,150.00	\$63,000
013213.0120 Jobsite Compound Set Up / Hauling	20.00 mo	\$575.00	\$11,500
013233.0120 Plan Reproduction	1.00 ls	\$3,000.00	\$3,000
TOTAL: 01 31 00 Project Management and Coordination			\$1,551,984
01 32 00 Construction Progress Documentation			
013233.0105 Job photographs	1.00 ea	\$1,500.00	\$1,500
TOTAL: 01 32 00 Construction Progress Documentation			\$1,500
TOTAL: 01 30 00 Administrative Requirements			\$1,553,484
01 50 00 Temporary Facilities and Controls			
01 51 00 Temporary Utilities			
013213.0101 Utility hookup - Office trailer	1.00 ls	\$2,500.00	\$2,500
015113.0100 Utility useage costs - Office trailer	20.00 mo	\$1,110.00	\$22,200
015213.0140 Temporary electric - Office trailer	20.00 mo	\$250.00	\$5,000
015213.0145 Internet services - Office trailer	20.00 mo	\$725.00	\$14,500
TOTAL: 01 51 00 Temporary Utilities			\$44,200
01 52 00 Construction Facilities			
015213.0102 Trailer; general office type; 60x24 double wide	20.00 mo	\$4,200.00	\$84,000
015213.0110 Trailer; general office type; deliver & setup	1.00 ea	\$7,500.00	\$7,500
015213.0120 Storage connex; rental	20.00 mo	\$450.00	\$9,000
015213.0150 Temporary Toilets; per each	20.00 mo	\$1,200.00	\$24,000
015213.0160 Drinking water	20.00 mo	\$100.00	\$2,000
015213.0170 Copier/scanner	20.00 mo	\$750.00	\$15,000
015213.0175 Postage and Shipping	1.00 ls	\$1,250.00	\$1,250
015213.0180 Office supplies	20.00 mo	\$350.00	\$7,000
TOTAL: 01 52 00 Construction Facilities			\$149,750
01 54 00 Construction Aids			
015419.0135 Misc small tools	1.00 ls	\$5,000.00	\$5,000
015423.0105 Personal protection equipment (CMGC staff)	20.00 mo	\$350.00	\$7,000
015433.0141 Equipment rental; pickup truck	20.00 mo	\$4,845.00	\$96,900
015433.0146 Fuel & oil; pickup truck	20.00 mo	\$1,862.00	\$37,240
TOTAL: 01 54 00 Construction Aids			\$146,140
01 56 00 Temporary Barriers and Enclosures			

Broomfield PD

5.0 Descombes Drive Broomfield, CO 80020

Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



May 26, 2026

DESCRIPTION	QUANTITY	UNIT	TOTAL
015623.0130 Temporary fencing - CMGC Compound	300.00 lf	\$15.00	\$4,500
TOTAL: 01 56 00 Temporary Barriers and Enclosures			\$4,500
01 58 00 Project Identification			
015813.0115 Construction sign	1.00 ea	\$1,100.00	\$1,100
TOTAL: 01 58 00 Project Identification			\$1,100
TOTAL: 01 50 00 Temporary Facilities and Controls			\$345,690
TOTAL: 01 00 00 General Conditions			\$1,899,174
02 00 00 Existing Conditions			
02 20 00 Assessment			
02 21 00 Surveys			
022113.0100 Surveying; average crew	1.00 sub	\$131,000.00	\$131,000
022113.0106 Site Control	0.00 included	\$0.00	\$0
022113.0107 Certifications (Wet Utilities, Grading, ISP)	0.00 included	\$0.00	\$0
022113.0108 Grading (Rough, Fine)	0.00 included	\$0.00	\$0
022113.0109 Utilities (Water, Sanitary, Storm)	0.00 included	\$0.00	\$0
022113.0110 Gridlines	0.00 included	\$0.00	\$0
022113.0111 Drilled Piers	0.00 included	\$0.00	\$0
022113.0112 Retaining Wall	0.00 included	\$0.00	\$0
022113.0113 Paving/Hardscapes/Flatwork	0.00 included	\$0.00	\$0
022113.0114 Misc. (Irrigation sleeves, LPB's, Site Electrical, Generator/Trash Enclosure, Telecom Vaults, Flag Poles, Rain Gardens, Boardwalk, Bollards, Site Seating, Canopy Foundations, Gate Foundations)	0.00 included	\$0.00	\$0
022113.0115 Restaking	0.00 included	\$0.00	\$0
022113.0116 Outside Grade Beam Corners	0.00 included	\$0.00	\$0
022113.0117 Anchor Bolts	0.00 included	\$0.00	\$0
022113.0119 Robotic Total Station and Support	0.00 included	\$0.00	\$0
022113.0225 JVA Design for Staging Area and Fire Access Road	1.00 sub	\$6,700.00	\$6,700
TOTAL: 02 21 00 Surveys			\$137,700
TOTAL: 02 20 00 Assessment			\$137,700
02 40 00 Demolition and Structure Moving			
02 41 00 Demolition			
024000.0105 02B - Site Solar Demolition - Subcontract	1.00 sub	\$64,480.00	\$64,480
024113.0099 02B - Pothole Existing Utilities - Subcontract	1.00 ea	\$15,680.00	\$15,680
024113.0100 Additional Potholing During Construction	1.00 ea	\$30,000.00	\$30,000
024113.0100 Enabling Work Supervision- Relocate Existing Utilities	2.00 mo	\$16,720.00	\$33,440
TOTAL: 02 41 00 Demolition			\$143,600
TOTAL: 02 40 00 Demolition and Structure Moving			\$143,600
TOTAL: 02 00 00 Existing Conditions			\$281,300
03 00 00 Concrete			
03 30 00 Cast-in-Place Concrete			
03 11 00 Concrete Forming			
031000.0000 03A - Building Slabs on Deck, Slabs on Void - Subcontract	1.00 sub	\$783,223.00	\$783,223
031000.0000 03A - Concrete Foundations - Subcontract	1.00 sub	\$1,158,251.00	\$1,158,251
031113.0160 Elevated slab forms	0.00 included	\$0.00	\$0
031113.0200 Grade beam forms	0.00 included	\$0.00	\$0
031113.0205 Grade beam forms, brick ledge	0.00 included	\$0.00	\$0
031113.0240 Slab forms at entry stoops	0.00 included	\$0.00	\$0

Broomfield PD

5.0 Descombes Drive Broomfield, CO 80020

Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



May 26, 2026

DESCRIPTION	QUANTITY	UNIT	TOTAL
TOTAL: 03 11 00 Concrete Forming			\$1,941,474
03 15 00 Concrete Accessories			
031599.0101 Vapor barrier; 15 mil polyethylene at Elevator Pit slabs	0.00 included	\$0.00	\$0
031599.0125 Void form; grade beam	0.00 included	\$0.00	\$0
031599.0130 Stormvoid form; slab on grade	0.00 included	\$0.00	\$0
031599.0135 Stormvoid form; grade beam	0.00 included	\$0.00	\$0
TOTAL: 03 15 00 Concrete Accessories			\$0
03 21 00 Reinforcement Bars			
032111.0155 Grade beam rebar	0.00 included	\$0.00	\$0
032111.0165 Slab rebar	0.00 included	\$0.00	\$0
TOTAL: 03 21 00 Reinforcement Bars			\$0
03 31 00 Structural Concrete			
031000.0025 Drilled pier concrete and rebar; 18"	0.00 included	\$0.00	\$0
031000.0030 Drilled pier concrete and rebar; 24"	0.00 included	\$0.00	\$0
031113.0025 Concrete pump for Drilled Piers	0.00 included	\$0.00	\$0
031113.0025 Drill rig access to site	1.00 ls	\$2,500.00	\$2,500
031113.0025 Hoist cages	188.00 ea	\$45.00	\$8,460
031113.0025 Layout / Vertical Control	40.00 hrs	\$80.85	\$3,234
031113.0025 Rebar material	0.00 included	\$0.00	\$0
031113.0025 Rebar tying	0.00 included	\$0.00	\$0
031113.0025 Remove spoils from site	847.00 ea	\$35.00	\$29,645
031113.0025 Top of pier form - Sonotube	602.40 lf	\$3.00	\$1,807
031113.0370 Form & fill column blockouts	125.00 ea	\$250.00	\$31,250
031113.0371 Structural Assistant Superintendent	1.00 ls	\$76,381.20	\$76,381
033113.0335 Elevated slab concrete; 3500 psi; by pump	0.00 included	\$0.00	\$0
033113.0920 Grade beam concrete; 4500 psi; by pump	0.00 included	\$0.00	\$0
033113.1400 Slab on void concrete; 5000 psi; by pump	0.00 included	\$0.00	\$0
033113.1742 Concrete Add Mixtures	0.00 included	\$15,500.00	\$0
033113.1744 Equipment rental; forklift	2.00 mo	\$3,500.00	\$7,000
033113.1745 Equipment rental; skidsteer	2.00 mo	\$2,300.00	\$4,600
033113.1746 Working Foreman	4.00 mo	\$14,520.00	\$58,080
033113.1747 Layout for foundations	200.00 hr	\$82.50	\$16,500
033113.1748 Drill & Dowel	220.00 ea	\$24.60	\$5,412
033113.1749 Handwork	10.00 days	\$413.60	\$4,136
033113.1752 Building concrete cleanup	120.00 hr	\$145.80	\$17,496
033113.1753 Concrete cleanouts/eco-pan	125.00 ea	\$350.00	\$43,750
033113.1754 Dumpsters	3.00 ea	\$550.00	\$1,650
033113.1758 Concrete safety	1.00 ls	\$6,000.00	\$6,000
033113.1759 Temporary heat for slabs on deck	2.00 mo	\$15,225.00	\$30,450
033113.1759 Weather protection; blankets and heat for concrete	1.00 ls	\$19,000.00	\$19,000
TOTAL: 03 31 00 Structural Concrete			\$367,351
03 35 00 Concrete Finishing			
033529.0115 Floor finish; steel float	0.00 included	\$0.00	\$0
033529.0120 Floor finish; power trowel	0.00 included	\$0.00	\$0
TOTAL: 03 35 00 Concrete Finishing			\$0
03 39 00 Concrete Curing			
033913.0105 Concrete core curing cabinet	1.00 ea	\$6,000.00	\$6,000
033923.0100 Concrete curing; sprayed membrane; slabs	0.00 included	\$0.00	\$0
TOTAL: 03 39 00 Concrete Curing			\$6,000

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Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



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DESCRIPTION	QUANTITY	UNIT	TOTAL
TOTAL: 03 30 00 Cast-in-Place Concrete			\$2,314,825
03 40 00 Precast Concrete			
03 48 00 Precast Concrete Specialties			
034819.0099 03C - Precast Concrete - Subcontract	1.00 sub	\$35,000.00	\$35,000
034819.0100 Precast stair landing - 3" thick w/welding embeds	0.00 included	\$0.00	\$0
034819.0100 Precast stair unit, per riser - 3" thick w/welding embeds	0.00 included	\$0.00	\$0
TOTAL: 03 48 00 Precast Concrete Specialties			\$35,000
TOTAL: 03 40 00 Precast Concrete			\$35,000
03 60 00 Grouting			
03 62 00 Non-Shrink Grouting			
036216.0110 Grout baseplates	121.00 ea	\$45.00	\$5,445
TOTAL: 03 62 00 Non-Shrink Grouting			\$5,445
TOTAL: 03 60 00 Grouting			\$5,445
TOTAL: 03 00 00 Concrete			\$2,355,270
04 00 00 Masonry			
04 20 00 Unit Masonry			
04 05 00 Common Work Results for Masonry			
040000.0100 04A - Masonry - Subcontract	1.00 sub	\$3,925,462.00	\$3,925,462
040523.0160 Remobilization for sitework	1.00 ls	\$3,500.00	\$3,500
040523.0161 Structural Assistant Superintendent	1.00 ls	\$84,573.20	\$84,573
040523.0165 Grading for scaffolding	1.00 ls	\$12,500.00	\$12,500
040523.0170 Weather protection; enclosures	1.00 ls	\$145,000.00	\$145,000
040523.0175 Weather protection; equipment & fuel	1.00 ls	\$21,280.00	\$21,280
040523.0180 Temporary bracing	56.00 ea	\$750.00	\$42,000
040523.0190 Equipment rental; forklift	4.00 mo	\$3,600.00	\$14,400
040523.0200 Additional stocking requirements for slab on deck work	1.00 ls	\$24,830.00	\$24,830
040523.0211 Layout for masonry	160.00 hr	\$82.50	\$13,200
040523.0214 Safety equipment	1.00 ls	\$8,150.00	\$8,150
040523.0215 Masonry cleanup	240.00 hr	\$62.20	\$14,928
TOTAL: 04 05 00 Common Work Results for Masonry			\$4,309,823
04 21 00 Clay Unit Masonry			
042113.0010 Modular Brick Veneer - Interior Walls	0.00 included	\$0.00	\$0
042113.0185 Modular, Brick veneer - Exterior walls	0.00 included	\$0.00	\$0
042113.0185 Premium for brick pattern, specialty brick materials	0.00 included	\$0.00	\$0
042113.0190 Modular, Brick veneer at North site retaining wall	0.00 included	\$0.00	\$0
042113.0190 Modular, Brick veneer at rain garden wall	0.00 included	\$0.00	\$0
042113.0190 Modular, Brick veneer at trash/utility enclosure and site wall	0.00 included	\$0.00	\$0
TOTAL: 04 21 00 Clay Unit Masonry			\$0
04 22 00 Concrete Unit Masonry			
042205.0110 8" CMU 16' Interior Load Bearing Wall	0.00 included	\$0.00	\$0
042205.0110 8" CMU Full Height Interior Load Bearing Wall	0.00 included	\$0.00	\$0
042205.0120 12" CMU 45' Structural Wall to Penthouse	0.00 included	\$0.00	\$0
042205.0120 12" CMU at Elevator Shaft - East	0.00 included	\$0.00	\$0
042205.0120 12" CMU at Elevator Shaft - West	0.00 included	\$0.00	\$0
042205.0120 12" CMU Interior Load Bearing Wall	0.00 included	\$0.00	\$0
042205.0155 12" CMU Exterior Load bearing wall	0.00 included	\$0.00	\$0
042205.0160 8" CMU at site retaining wall	0.00 included	\$0.00	\$0

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Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



May 26, 2026

DESCRIPTION	QUANTITY	UNIT	TOTAL
042205.0160 8" CMU trash/utility enclosure and site wall	0.00 included	\$0.00	\$0
TOTAL: 04 22 00 Concrete Unit Masonry			\$0
TOTAL: 04 20 00 Unit Masonry			\$4,309,823
04 40 00 Stone Assemblies			
04 42 00 Exterior Stone Cladding			
047200.0101 Cast stone; window sill (large sloped at main entry)	0.00 included	\$0.00	\$0
047200.0101 Cast stone; window surround detail	0.00 included	\$0.00	\$0
047200.0105 Cast stone; trash/utility enclosure, site wall, North site retaining wall	0.00 included	\$0.00	\$0
TOTAL: 04 42 00 Exterior Stone Cladding			\$0
04 72 00 Cast Stone Masonry			
047200.0100 Cast stone; Hub passageway openings, window/door surrounds	0.00 included	\$0.00	\$0
TOTAL: 04 72 00 Cast Stone Masonry			\$0
TOTAL: 04 40 00 Stone Assemblies			\$0
TOTAL: 04 00 00 Masonry			\$4,309,823
05 00 00 Metals			
05 05 00 Common Work Results for Metals			
05 05 00 Common Work Results for Metals			
057305.0125 Fall Protection System - permanent building system	1.00 ls	\$135,000.00	\$135,000
TOTAL: 05 05 00 Common Work Results for Metals			\$135,000
TOTAL: 05 05 00 Common Work Results for Metals			\$135,000
05 10 00 Structural Metal Framing			
05 12 00 Structural Steel Framing			
050000.0100 05A - Structural Steel - Subcontract	1.00 sub	\$3,162,000.00	\$3,162,000
051223.0130 Lintels, steel; galvanized	0.00 included	\$0.00	\$0
051223.0135 Structural steel; beams and girders	0.00 included	\$0.00	\$0
051223.0135 W section floor beam	0.00 included	\$0.00	\$0
051223.0139 W section floor girder beam	0.00 included	\$0.00	\$0
051223.0140 W Section roof beam	0.00 included	\$0.00	\$0
051223.0185 Structural steel; HSS tube steel	0.00 included	\$0.00	\$0
051223.0189 Perimeter deck angle	0.00 included	\$0.00	\$0
051223.0190 HSS 6 x 6 x 1/4 Braced frames	0.00 included	\$0.00	\$0
051223.0190 HSS 6 x 6 x 1/4 Canopy Columns	0.00 included	\$0.00	\$0
051223.0190 HSS 6 x 6 x 3/8 Columns	0.00 included	\$0.00	\$0
051223.0190 HSS 8 x 8 x 3/8 Columns	0.00 included	\$0.00	\$0
051223.0195 Bump Out Framing HSS 16 x 8 x 2/16	0.00 included	\$0.00	\$0
051223.0195 Bump Out Framing HSS 5 x 5 x 3/8	0.00 included	\$0.00	\$0
051223.0220 Structural steel; miscellaneous shapes; steel plate	0.00 included	\$0.00	\$0
051223.0240 Overhead door support - 2 ea 1/2" plate wrapping opening	0.00 included	\$0.00	\$0
051223.0240 Roof frames; skylights, RTU's, exhaust fans	0.00 included	\$0.00	\$0
051223.0241 2 ea Crawl Space ladder	0.00 included	\$0.00	\$0
051223.0241 2 ea Parpet ladder	0.00 included	\$0.00	\$0
051223.0245 BIM coordination - subcontractor	1.00 ls	\$15,000.00	\$15,000
051223.0250 BIM coordination - FCI	1.00 ls	\$50,800.00	\$50,800
051223.0255 Unload and distribute steel package	1.00 ls	\$8,750.00	\$8,750
051223.0260 Site improvements for crane access	1.00 ls	\$5,000.00	\$5,000
051223.0261 Structural Assistant Superintendent	1.00 ls	\$76,381.20	\$76,381
051223.0265 Clean mud from steel	87,000.00 sf	\$0.05	\$4,350

Broomfield PD

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Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



May 26, 2026

DESCRIPTION	QUANTITY	UNIT	TOTAL
051223.0270 Spark protection for other trades	87,000.00 sf	\$0.11	\$9,570
051223.0275 Safety cabling	2,290.00 lf	\$8.00	\$18,320
051223.0280 Safety equipment	1.00 ls	\$7,850.00	\$7,850
051223.0285 Misc metals	87,000.00 sf	\$0.75	\$65,250
051223.0291 Layout for structural steel	120.00 hr	\$82.50	\$9,900
051223.0295 Structural steel cleanup	132.00 hr	\$62.20	\$8,210
051223.0300 Dumpster / Recycling containers	6.00 ea	\$650.00	\$3,900
051223.0305 Steel erection	0.00 included	\$0.00	\$0
051223.0307 Steel Delegated Design - General	0.00 included	\$0.00	\$0
051223.0307 Steel Delegated Design - Stairs w/Precast Treads	1.00 ls	\$7,500.00	\$7,500
TOTAL: 05 12 00 Structural Steel Framing			\$3,452,782
TOTAL: 05 10 00 Structural Metal Framing			\$3,452,782
05 30 00 Metal Decking			
05 36 00 Composite Metal Decking			
053613.0120 Metal deck; composite, non-cellular, galvanized; 3" deep; 20 ga	0.00 included	\$0.00	\$0
TOTAL: 05 36 00 Composite Metal Decking			\$0
TOTAL: 05 30 00 Metal Decking			\$0
05 50 00 Metal Fabrications			
05 51 00 Metal Stairs			
055113.0100 Metal stair S1; stringers and precast tread and landing support	0.00 included	\$0.00	\$0
055113.0100 Metal stair S2; stringers and precast tread and landing support	0.00 included	\$0.00	\$0
055113.0100 Metal stair S3; stringers and precast tread and landing support	0.00 included	\$0.00	\$0
055113.0104 Metal platform with railing and ramp at roof	0.00 included	\$0.00	\$0
TOTAL: 05 51 00 Metal Stairs			\$0
05 52 00 Metal Railings			
055213.0175 Railing with wire mesh infill	0.00 included	\$0.00	\$0
055213.0180 Exterior handrail at steps - stainless steel	0.00 included	\$0.00	\$0
055213.0181 Guardrail at Rain Garden Boardwalk - stainless steel	0.00 included	\$0.00	\$0
TOTAL: 05 52 00 Metal Railings			\$0
05 58 00 Formed Metal Fabrications			
055113.099 05B - Decorative Metals - Subcontract	1.00 sub	\$289,643.00	\$289,643
055813.010 Custom Metal Room Dividers/Screens	0.00 included	\$0.00	\$0
055813.010 Delegated Design	1.00 ls	\$10,000.00	\$10,000
055813.011 Breakroom - 16'-2" x 10'-6"	0.00 included	\$0.00	\$0
055813.012 2nd Floor Stair S2 - 19'-6" x 10'-6"	0.00 included	\$0.00	\$0
055813.013 Reports 155A North - 19'-6" x 16'-2"	0.00 included	\$0.00	\$0
055813.014 Reports 155A South - 19'-6" x 16'-2"	0.00 included	\$0.00	\$0
055813.015 Lobby - 11'-6" x 17'-6"	0.00 included	\$0.00	\$0
055813.016 Countersink Fasteners/Grind Smooth Seams	0.00 included	\$0.00	\$0
055813.017 Blackened Patina Finish	0.00 included	\$0.00	\$0
055813.017 Decorative Metal - Protection	1.00 ls	\$18,500.00	\$18,500
055823.0115 Pipe bollard; 6" dia	0.00 included	\$0.00	\$0
055823.0120 Aluminum Grate at Rain Garden Boardwalk Press-Locked Aluminum	1.00 included	\$41,337.27	\$41,337
055823.0120 SG-1/2/3 Decorative Metal Gates at Trash Enclosure	0.00 included	\$0.00	\$0
TOTAL: 05 58 00 Formed Metal Fabrications			\$359,480
TOTAL: 05 50 00 Metal Fabrications			\$359,480
TOTAL: 05 00 00 Metals			\$3,947,262

Broomfield PD

5.0 Descombes Drive Broomfield, CO 80020

Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



May 26, 2026

DESCRIPTION	QUANTITY	UNIT	TOTAL
06 00 00 Wood, Plastics, and Composites			
06 10 00 Rough Carpentry			
06 11 00 Wood Framing			
061105.0109 06A - Cross Laminated Timber	1.00 sub	\$1,403,215.24	\$1,403,215
061105.0110 Mass timber & CLT package; material	0.00 included	\$0.00	\$0
061105.0111 Mass timber & CLT package; labor	0.00 included	\$0.00	\$0
061105.0112 Mass timber & CLT package; additional mobilization	0.00 included	\$0.00	\$0
061105.0113 Mass timber & CLT package; application of KP-12 at CLT panel edges	0.00 included	\$0.00	\$0
061105.0114 CLT Engineering & Design-Assist	0.00 included	\$0.00	\$0
061105.0115 Protect wood after installation	58,765.31 sf	\$1.38	\$81,096
061105.0116 Touch Up CLT	1.00 ls	\$17,537.50	\$17,538
061105.0117 MEP Penetrations at CLT	1.00 ls	\$16,675.00	\$16,675
061105.0118 Moisture & UV protection at roof	5,644.20 lf	\$17.11	\$96,551
061105.0119 Temporary roof membrane	1.00 ls	\$160,000.00	\$160,000
061105.0120 Installation of Nordic supplied structural steel hardware/connections	0.00 included	\$0.00	\$0
061105.0278 06C - General Works - Subcontract	1.00 sub	\$585,120.00	\$585,120
061105.0279 Blocking; interior	0.00 included	\$0.00	\$0
061105.0279 Blocking; roofing	0.00 included	\$0.00	\$0
061105.0320 Aluminum Grating at Rain Garden Boardwalk	160.00 sf	\$236.33	\$37,812
061105.0379 1" Acoustic Underlayment - Pliteq Geniemat FF25	1.00 sub	\$278,350.50	\$278,351
061105.0380 Retaping of Acoustimat Underlayment prior to concrete pours	26,245.98 sf	\$3.74	\$98,094
061105.0381 BIM coordination - FCI	1.00 ls	\$42,015.00	\$42,015
061105.0405 Safety Respect Panels	1.00 ls	\$45,000.00	\$45,000
061105.0406 Equipment rental; forklift	3.00 mo	\$3,600.00	\$10,800
061105.0407 Equipment rental; manlift	6.00 mo	\$3,200.00	\$19,200
061105.0410 Structural Assistant Superintendent	1.00 ls	\$76,381.20	\$76,381
061105.0411 Layout for rough carpentry	160.00 hr	\$82.50	\$13,200
061105.0415 Rough carpentry cleanup	160.00 hr	\$62.20	\$9,952
061105.0419 Trash Chute with scaffold for 2nd floor and roof	1.00 ls	\$34,500.00	\$34,500
061105.0420 Dumpsters	5.00 ea	\$550.00	\$2,750
TOTAL: 06 11 00 Wood Framing	87,000 sf	\$34.81	\$3,028,250
TOTAL: 06 10 00 Rough Carpentry			\$3,028,250
06 40 00 Architectural Woodwork			
06 41 00 Architectural Wood Casework			
064000.0100 06B - Architectural Millwork - Subcontract	1.00 sub	\$1,085,738.88	\$1,085,739
064113.0115 Plastic Laminate Base Cabinet (PLAM-2) w/Epoxy Countertop (EP-1)	0.00 included	\$0.00	\$0
064113.0115 Plastic Laminate Base Cabinet (PLAM-2) w/P-Lam Countertop (PLAM-1)	0.00 included	\$0.00	\$0
064113.0115 Plastic Laminate Base Cabinet (PLAM-2) w/Quartz Countertop (QZ-1)	0.00 included	\$0.00	\$0
064113.0115 Plastic Laminate Base Cabinet (PLAM-2) w/Solid Surface Countertop (SS-1)	0.00 included	\$0.00	\$0
064113.0116 Plastic Laminate Upper Wall Cabinets (PLAM-3)	0.00 included	\$0.00	\$0
064113.0117 Full Height Plastic Laminate Cabinet (PLAM-2)	0.00 included	\$0.00	\$0
064113.0118 Plastic Laminate Countertop (PLAM-1) w/Support Brackets	0.00 included	\$0.00	\$0
064113.0120 Metal Base Cabinet (MTL-1) w/Epoxy Countertop (EP-1)	0.00 included	\$0.00	\$0
064113.0120 Metal Base Cabinet (MTL-1) w/Solid Surface Countertop (SS-1)	0.00 included	\$0.00	\$0
064113.0120 Metal Base Cabinet (MTL-1) w/Stainless Steel Countertop (ST-1)	0.00 included	\$0.00	\$0

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Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



May 26, 2026

DESCRIPTION	QUANTITY	UNIT	TOTAL
064113.0120 Metal Base Cabinet (MTL-1) w/Wood Countertop (WD-3)	0.00 included	\$0.00	\$0
064113.0121 Metal Upper Wall Cabinets (MTL-1)	0.00 included	\$0.00	\$0
064113.0122 Full Height Metal Cabinet (MTL-1)	0.00 included	\$0.00	\$0
064113.0130 Custom Millwork Bench, Plywood Veneer Panels w/Solid Wood Top (WD-1)	0.00 included	\$0.00	\$0
064113.0140 Custom Honor Wall, Veneer Panels & Solid Edges (WD-1)	0.00 included	\$0.00	\$0
064113.0140 Custom Mailboxes, SS-1 Countertop & Veneer Panels & Solid Edges (WD-1)	0.00 included	\$0.00	\$0
064113.0140 Custom Report Writing Station, SS-1 Countertop & Veneer Panels & Solid Edges (WD-1)	0.00 included	\$0.00	\$0
064113.0140 Custom Storage, SS-1 Countertop & Veneer Panels & Solid Edges (WD-1)	0.00 included	\$0.00	\$0
064113.0140 Diawall assembly; P-Lam Kitchen Island (PLAM-2) w/Quartz Countertop (QZ-1) & Face Paneling	0.00 included	\$0.00	\$0
064113.0145 Epoxy Countertop (EP-1) w/Support Brackets	0.00 included	\$0.00	\$0
064113.0145 Solid Surface Countertop (SS-1) w/Support Brackets	0.00 included	\$0.00	\$0
064113.0145 Wood Countertop (WD-3) w/Support Brackets	0.00 included	\$0.00	\$0
064113.0150 Solid Surface Countertop (SS-1) w/P-Lam Apron (PLAM-2)	0.00 included	\$0.00	\$0
064113.0180 Solid Surface Window Stools (SS-2)	0.00 included	\$0.00	\$0
064113.0205 Adjustable Shelving w/ Standards & Brackets	0.00 included	\$0.00	\$0
064113.0206 Heavy-Duty Metal Shelving, Anchored to Wall	0.00 included	\$0.00	\$0
064113.0212 EQ-03 Fume Hood - Countertop, Solder Fume Extractor	0.00 included	\$0.00	\$0
064113.0213 EQ-29 Safe-Fume Automatic Cyanoacrylate Fuming Chamber	0.00 included	\$0.00	\$0
064113.0214 EQ-32 Benchtop Extraction Arm FX2 - Additional Supports	0.00 included	\$0.00	\$0
064113.0214 EQ-32 Benchtop Extraction Arm FX2 100 Original	0.00 included	\$0.00	\$0
064113.0214 EQ-36 Fume Hood - Countertop, Cleatech	0.00 included	\$0.00	\$0
064113.0215 Fingerprint Dusting Station	0.00 included	\$0.00	\$0
064113.0219 Casework protection after install	1.00 ls	\$12,500.00	\$12,500
064113.0220 Caulk casework & countertops	1.00 ls	\$5,200.00	\$5,200
064113.0225 Layout for millwork	80.00 hr	\$137.50	\$11,000
TOTAL: 06 41 00 Architectural Wood Casework			\$1,114,439
06 42 00 Wood Paneling			
064213.0170 WD-4: Plywood Paneling w/ Wood Veneer, Match WD-1	0.00 included	\$0.00	\$0
TOTAL: 06 42 00 Wood Paneling			\$0
06 43 00 Wood Stairs and Railings			
064316.0100 Wood Handrail (WD-1)	0.00 included	\$0.00	\$0
TOTAL: 06 43 00 Wood Stairs and Railings			\$0
06 46 00 Wood Trim			
064619.0100 WD-1: 4" Wood Base, White Oak, Rift Cut	0.00 included	\$0.00	\$0
064619.0100 WD-1: 4" Wood Trim, White Oak, Rift Cut at Walls	0.00 included	\$0.00	\$0
TOTAL: 06 46 00 Wood Trim			\$0
TOTAL: 06 40 00 Architectural Woodwork			\$1,114,439
TOTAL: 06 00 00 Wood, Plastics, and Composites			\$4,142,689
07 00 00 Thermal and Moisture Protection			
07 10 00 Dampproofing and Waterproofing			
07 11 00 Dampproofing			
071000.0100 06C - General Works - Subcontract	1.00 sub	\$79,552.34	\$79,552
071113.0125 Asphaltic dampproofing at foundation walls	0.00 included	\$0.00	\$0
072113.0155 2" Board insulation; polystyrene; foundation	0.00 included	\$0.00	\$0

Broomfield PD

5.0 Descombes Drive Broomfield, CO 80020

Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



May 26, 2026

DESCRIPTION	QUANTITY	UNIT	TOTAL
TOTAL: 07 11 00 Dampproofing			\$79,552
07 13 00 Sheet Waterproofing			
071353.0000 07A - Building Envelope - Subcontract	1.00 sub	\$183,808.00	\$183,808
071353.0110 Sheet waterproofing at elevator pits	0.00 included	\$0.00	\$0
071353.0120 ABAA QAP Quality Assurance Program	1.00 ls	\$30,000.00	\$30,000
TOTAL: 07 13 00 Sheet Waterproofing			\$213,808
07 14 00 Fluid-Applied Waterproofing			
071413.0100 Air Barrier; fluid applied	0.00 included	\$0.00	\$0
071413.0101 Air Barrier - Mockup	1.00 ls	\$4,300.00	\$4,300
TOTAL: 07 14 00 Fluid-Applied Waterproofing			\$4,300
TOTAL: 07 10 00 Dampproofing and Waterproofing			\$297,660
07 20 00 Thermal Protection			
07 21 00 Thermal Insulation			
072116.0165 5 1/2" Glass fiber insulation, unfaced - Exterior wall	0.00 included	\$0.00	\$0
072116.0250 Batt insulation; wall, fiberglass; unfaced; 3" thick, R11	0.00 included	\$0.00	\$0
072116.0255 Batt insulation; wall, fiberglass; unfaced; 4" thick, R13	0.00 included	\$0.00	\$0
072116.0260 Batt insulation; wall, fiberglass; unfaced; 6" thick, R19	0.00 included	\$0.00	\$0
072116.0340 2 1/2" rigid insulation at back side of parapet	5,725.00 sf	\$5.50	\$31,488
072116.0340 Mineral wool board insulation 2 1/2" at Brick Walls over Stud Framing	0.00 included	\$0.00	\$0
072116.0340 Mineral wool board insulation 2 1/2" thick at Metal Wall Panels	1.00 sub	\$150,000.00	\$150,000
072116.0340 Polyisocyanurate rigid board insulation 2 1/2" thick at CMU/Brick Walls	0.00 included	\$0.00	\$0
072129.0135 Sprayed insulation; foam; at window & door openings	1.00 ls	\$25,000.00	\$25,000
072129.0140 Sprayed insulation; foam; at misc blind applications	1.00 ls	\$15,000.00	\$15,000
072129.0141 Building Envelope Assistant Superintendent	1.00 ls	\$63,651.00	\$63,651
TOTAL: 07 21 00 Thermal Insulation			\$285,139
07 26 00 Vapor Retarders			
072613.0105 Crawlspace - Vapor barrier and Radon System	1.00 ls	\$238,100.00	\$238,100
072613.0106 15 mil vapor retarder w/taped seams, terminated 16" above grade	0.00 included	\$0.00	\$0
072613.0106 3"-8" schedule 40 PVC radon collection and venting piping	0.00 included	\$0.00	\$0
TOTAL: 07 26 00 Vapor Retarders			\$238,100
TOTAL: 07 20 00 Thermal Protection			\$523,239
07 40 00 Roofing and Siding Panels			
07 42 00 Wall Panels			
074200.0100 07F - Metal & Composite Wall Panels - Subcontract	1.00 sub	\$890,077.00	\$890,077
074243.0120 Aluminum Composite Panels - MCM-1 / MCM-2	0.00 included	\$0.00	\$0
074243.0121 Pad Type, Flat Mounted Snow Guard at MCM sloped panels	0.00 included	\$0.00	\$0
074243.0122 Penthouse formed metal wall panel - MP-1, Morin C-29 Profile A	0.00 included	\$0.00	\$0
074243.0123 Perforated roof screen formed metal wall panel - MP-2, Morin C-29 profile A	0.00 included	\$0.00	\$0
074243.0124 Furring for Composite Wall Panels	0.00 included	\$0.00	\$0
074243.0160 Metal soffit panel; SA-1/LMC-1, Morin Primo Soffit, PS-12	0.00 included	\$0.00	\$0
074243.0161 Furring for soffit panels	0.00 included	\$0.00	\$0
074243.0162 Misc. flashings	1.00 ls	\$9,200.00	\$9,200
074243.0165 Wall panel Mockup	1.00 ls	\$15,000.00	\$15,000
TOTAL: 07 42 00 Wall Panels			\$914,277
TOTAL: 07 40 00 Roofing and Siding Panels			\$914,277

Broomfield PD

5.0 Descombes Drive Broomfield, CO 80020

Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



May 26, 2026

DESCRIPTION	QUANTITY	UNIT	TOTAL
07 50 00 Membrane Roofing			
07 53 00 Elastomeric Membrane Roofing			
072000.0100 07D - Membrane Roofing - Subcontract	1.00 sub	\$1,004,274.00	\$1,004,274
075323.0165 RA-1; 115 mil Fleece-Backed EPDM white membrane on CLT Deck	0.00 included	\$0.00	\$0
075553.0105 RA-2; 115 mil Fleece-Backed EPDM white membrane on Steel Deck	0.00 included	\$0.00	\$0
075553.0106 RA-4; Terrace paver system	0.00 included	\$0.00	\$0
075553.0107 Cover board and tapered insulation with crickets to roof drains	0.00 included	\$0.00	\$0
077600.0101 EPDM walk pads for Drone Landing/Take-Off area	0.00 included	\$0.00	\$0
077600.0102 ELD and Testing	0.00 included	\$0.00	\$0
077600.0103 Horizontal Lifeline Anchor Detailing	50.00 ea	\$65.00	\$3,250
077600.0104 Dumpsters	16.00 ea	\$568.00	\$9,088
077600.0105 Sharps Clean-up	1.00 ls	\$6,500.24	\$6,500
077600.0106 Snow Removal	1.00 ls	\$13,200.24	\$13,200
TOTAL: 07 53 00 Elastomeric Membrane Roofing			\$1,036,312
TOTAL: 07 50 00 Membrane Roofing			\$1,036,312
07 60 00 Flashing and Sheet Metal			
07 62 00 Sheet Metal Flashing and Trim			
076200.0100 07D - Membrane Roofing - Subcontract	1.00 sub	\$148,242.00	\$148,242
076200.0110 Roofing expansion joint cover	0.00 included	\$0.00	\$0
076200.0111 Flat Roof Metal & Parapet Cap - 3 Coat Fluoropolymer	1.00 ls	\$27,377.00	\$27,377
076200.0111 Self-Adhered Transition Strip at Parapet Cap	1,145.00 lf	\$3.50	\$4,008
076200.0112 Mock-up Parapet	1.00 ls	\$2,500.00	\$2,500
076200.0135 Misc. Flashings	1.00 ls	\$18,750.00	\$18,750
TOTAL: 07 62 00 Sheet Metal Flashing and Trim			\$200,877
TOTAL: 07 60 00 Flashing and Sheet Metal			\$200,877
07 70 00 Roof and Wall Specialties and Accessories			
07 72 00 Roof Accessories			
077233.0124 Roof PVC Walkway	0.00 included	\$0.00	\$0
077283.0100 Roof safety	1.00 ls	\$12,100.00	\$12,100
077283.0115 Temporary stairs	18.00 mo	\$9,402.00	\$169,236
TOTAL: 07 72 00 Roof Accessories			\$181,336
TOTAL: 07 70 00 Roof and Wall Specialties and Accessories			\$181,336
07 80 00 Fire and Smoke Protection			
07 81 00 Applied Fireproofing			
078000.0100 07G - Fireproofing - Subcontract	1.00 sub	\$26,925.00	\$26,925
078116.0140 Fireproofing; sprayed on; 1-hour; metal deck	0.00 included	\$0.00	\$0
078116.0150 07I - Firestopping - Subcontract	1.00 sub	\$164,623.00	\$164,623
078116.0200 Engineering Judgements	1.00 ls	\$8,500.00	\$8,500
078116.0200 Penetration firestopping	0.00 included	\$0.00	\$0
TOTAL: 07 81 00 Applied Fireproofing			\$200,048
TOTAL: 07 80 00 Fire and Smoke Protection			\$200,048
07 90 00 Joint Protection			
07 92 00 Joint Sealants			
079213.0100 07A - Building Envelope - Subcontract	1.00 sub	\$100,238.00	\$100,238
079216.0100 Caulking; exterior	0.00 included	\$0.00	\$0
079216.0101 Caulking; interior	0.00 included	\$0.00	\$0

Broomfield PD

5.0 Descombes Drive Broomfield, CO 80020

Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



May 26, 2026

DESCRIPTION	QUANTITY	UNIT	TOTAL
079216.0125 Misc caulking	1.00 ls	\$16,750.00	\$16,750
TOTAL: 07 92 00 Joint Sealants			\$116,988
07 95 00 Expansion Control			
079513.0100 07A - Building Envelope - Subcontract	1.00 sub	\$40,857.00	\$40,857
079513.0100 Expansion joint with cover; floor assembly type; with 1" space; aluminum	0.00 included	\$0.00	\$0
079513.0115 Expansion joint with cover; floor assembly type; with 2" space; aluminum	0.00 included	\$0.00	\$0
079513.0116 Expansion joint with cover; floor to wall assembly type; with 2" space; aluminum	0.00 included	\$0.00	\$0
079513.0145 Expansion joint with cover; wall assembly type; with 2" space; aluminum	0.00 included	\$0.00	\$0
079513.0146 Expansion joint with cover; ceiling assembly type; with 2" space; aluminum	0.00 included	\$0.00	\$0
079513.0195 Expansion joint with cover; exterior wall, aluminum; corner to wall; with 2" space	0.00 included	\$0.00	\$0
TOTAL: 07 95 00 Expansion Control			\$40,857
TOTAL: 07 90 00 Joint Protection			\$157,845
TOTAL: 07 00 00 Thermal and Moisture Protection			\$3,511,594
08 00 00 Openings			
08 10 00 Doors and Frames			
08 11 00 Metal Doors and Frames			
081000.0100 08A - Doors, Frames & Hardware - Supply - Subcontract	1.00 sub	\$216,173.00	\$216,173
TOTAL: 08 11 00 Metal Doors and Frames			\$216,173
08 12 00 Metal Frames			
081213.0100 HF-1: 2'-6" x 8' HM Door Frame	0.00 included	\$0.00	\$0
081213.0101 HF-1: 3' x 7' HM Door Frame	0.00 included	\$0.00	\$0
081213.0102 HF-1: 3' x 8' HM Door Frame	0.00 included	\$0.00	\$0
081213.0103 HF-1: 3' x 8' HM Door Frame, 90 Min	0.00 included	\$0.00	\$0
081213.0104 HF-1: 3'-6" x 8' HM Door Frame	0.00 included	\$0.00	\$0
081213.0105 HF-1: 3'-6" x 8' HM Door Frame, 45 Min	0.00 included	\$0.00	\$0
081213.0106 HF-1: 6' x 8' HM Door Frame	0.00 included	\$0.00	\$0
081213.0107 HF-2: 3' x 8' HM Door Frame w/ 1'-4" Sidelite	0.00 included	\$0.00	\$0
081213.0108 HF-3: 3' x 8' HM Door Frame w/ 2' Sidelite	0.00 included	\$0.00	\$0
081213.0109 HF-4: 3' x 8' HM Door Frame w/ 3'-4" Sidelite	0.00 included	\$0.00	\$0
081213.0110 HF-5: 3' x 8' HM Door Frame w/ 5'-11" Sidelite	0.00 included	\$0.00	\$0
081213.0111 HF-7: 3' x 8' HM Door Frame w/ 8'-5" Sidelite	0.00 included	\$0.00	\$0
081213.0362 HM-1: 3' x 4'-10" HM Window Frame	0.00 included	\$0.00	\$0
081213.0363 HM-2: 8' x 4' HM Window Frame	0.00 included	\$0.00	\$0
081213.0364 HM-3: 4' x 4' HM Window Frame	0.00 included	\$0.00	\$0
081313.0275 06C - General Works - Unload & Sort HM Frames	185.00 ea	\$30.00	\$5,550
081313.0280 06C - General Works - Misc Prep for HM Frames	92.50 hrs	\$65.00	\$6,013
081313.0295 06C - General Works - Install HM Door & Window Frames	1.00 sub	\$109,767.50	\$109,767
081313.0296 06C - General Works - Install HM Frames In Metal Framing and Masonry	1.00 sub	\$51,577.50	\$51,577
TOTAL: 08 12 00 Metal Frames			\$172,907
08 13 00 Metal Doors			
081313.0100 HD-1: 2'-6" x 8' HM Door	0.00 included	\$0.00	\$0
081313.0101 HD-1: 3' x 7' HM Door	0.00 included	\$0.00	\$0
081313.0102 HD-1: 3'-6" x 8' HM Door	0.00 included	\$0.00	\$0

Broomfield PD

5.0 Descombes Drive Broomfield, CO 80020

Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



May 26, 2026

DESCRIPTION	QUANTITY	UNIT	TOTAL
081313.0103 HD-1: 3'-6" x 8' HM Door, 45 MIN	0.00 included	\$0.00	\$0
081313.0104 HD-1: 3' x 8' HM Door	0.00 included	\$0.00	\$0
081313.0105 HD-2: 3' x 8' HM Door	0.00 included	\$0.00	\$0
081313.0106 High Security Doors & Hardware per Remark 16, A-502	1.00 ls	\$17,500.00	\$17,500
081313.0275 06C - General Works - Unload & Sort HM Doors	40.00 ea	\$34.50	\$1,380
081313.0280 06C - General Works - Misc Prep for HM Doors	20.00 hrs	\$74.75	\$1,495
081313.0295 06C - General Works - Install HM Doors & Hardware	0.00 included	\$0.00	\$0
081476.0200 06C - General Works - Door protection	40.00 ea	\$29.26	\$1,170
TOTAL: 08 13 00 Metal Doors			\$21,545
08 14 00 Wood Doors			
081416.0100 WD-1: 3' x 8' SC Flush Wood Door, White Oak, Pre-Finished	0.00 included	\$0.00	\$0
081416.0101 WD-1: 3' x 8' SC Flush Wood Door, White Oak, Pre-Finished, 90 MIN	0.00 included	\$0.00	\$0
081416.0102 WD-1: 3'-6" x 8' SC Flush Wood Door, White Oak, Pre-Finished	0.00 included	\$0.00	\$0
081416.0103 WD-3: 3' x 8' SC Flush Wood Door, White Oak, Pre-Finished	0.00 included	\$0.00	\$0
081416.0104 WD-4: 3' x 8' SC Flush Wood Door, White Oak, Pre-Finished	0.00 included	\$0.00	\$0
081476.0185 06C - General Works - Unload & Sort Wood Doors	147.00 ea	\$34.50	\$5,072
081476.0195 06C - General Works - Install Wood Doors & Hardware	0.00 included	\$0.00	\$0
081476.0200 06C - General Works - Door protection	147.00 ea	\$29.26	\$4,301
081476.0280 06C - General Works Misc Prep for Wood Doors	73.50 hrs	\$74.75	\$5,494
TOTAL: 08 14 00 Wood Doors			\$14,866
TOTAL: 08 10 00 Doors and Frames			\$425,492
08 30 00 Specialty Doors and Frames			
08 31 00 Access Doors and Panels			
083113.0160 06C - General Works - 36" x 36" Floor Hatch	1.00 ls	\$14,749.90	\$14,750
TOTAL: 08 31 00 Access Doors and Panels			\$14,750
08 34 00 Special Function Doors			
083458.0100 DD-1: 2'-6" x 4' Kennel Door, BiteGuard KennelPlex, BG SP1624	1.00 sub	\$3,884.70	\$3,885
083459.0101 SB-1: 3' x 8' Security Barrier Door, Kane Innovations, S-V12-Z, 12GA	1.00 sub	\$24,930.00	\$24,930
083459.0101 SB-1: Security Barrier, Kane Innovations, S-V12-Z, 12GA	0.00 included	\$0.00	\$0
083459.0102 SB-2: 3' x 8' Security Barrier Door, Kane Innovations, S-V12-Z, 12GA	0.00 included	\$0.00	\$0
TOTAL: 08 34 00 Special Function Doors			\$28,815
08 36 00 Panel Doors			
083613.0100 08B - Overhead Doors, Thermacore #596	1.00 sub	\$39,200.00	\$39,200
083613.0161 OS-1: 12' x 13' Overhead Section Door, Thermacore #596	0.00 included	\$0.00	\$0
083800.0100 Low Voltage Wiring Rough-In	1.00 ls	\$6,000.00	\$6,000
TOTAL: 08 36 00 Panel Doors			\$45,200
TOTAL: 08 30 00 Specialty Doors and Frames			\$88,765
08 40 00 Entrances, Storefronts, and Curtain Walls			
08 42 00 Entrances			
084000.0100 08D - Aluminum Storefront / Curtainwall - Subcontract	1.00 sub	\$2,919,263.00	\$2,919,263
084000.0101 Mockup	1.00 ls	\$25,000.00	\$25,000
084213.0100 GL-1: 3' x 8' All Glass Door	0.00 included	\$0.00	\$0
084229.0100 SD-1: 4' x 8' Sliding Automatic Entrance w/ Fixed Sidelite	0.00 included	\$0.00	\$0
084229.0101 SD-2: 3' x 7'-10" Manual Sliding Entrance w/ Fixed Sidelite, Interior	0.00 included	\$0.00	\$0
TOTAL: 08 42 00 Entrances			\$2,944,263

Broomfield PD

5.0 Descombes Drive Broomfield, CO 80020

Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



May 26, 2026

DESCRIPTION	QUANTITY	UNIT	TOTAL
08 43 00 Storefronts			
084313.0030 AD-1: 3' x 8' Aluminum Storefront Door	0.00 included	\$0.00	\$0
084313.0031 AD-2: 3' x 8' Aluminum Storefront Door	0.00 included	\$0.00	\$0
084313.0032 Automatic Door Operators at Storefront Doors	0.00 included	\$0.00	\$0
084313.0110 Interior Aluminum Storefront System	0.00 included	\$0.00	\$0
084313.0125 Aluminum Break Metal & Flashings	0.00 included	\$0.00	\$0
084313.0135 Mull It Over mullion	0.00 included	\$0.00	\$0
084313.0136 Window testing; water	0.00 included	\$0.00	\$0
084313.0140 Building Envelope Assistant Superintendent	1.00 ls	\$63,651.00	\$63,651
084313.0140 Temp-in exterior openings	1.00 ls	\$48,875.00	\$48,875
084313.0145 Final cleaning of glass	31,331.00 sf	\$0.45	\$14,099
TOTAL: 08 43 00 Storefronts			\$126,625
08 44 00 Curtain Wall and Glazed Assemblies			
084413.0100 Bullet Resistant Exterior Curtain Wall System	0.00 included	\$0.00	\$0
084413.0100 Exterior Curtain Wall System	0.00 included	\$0.00	\$0
084413.0101 Interior Curtain Wall System	0.00 included	\$0.00	\$0
TOTAL: 08 44 00 Curtain Wall and Glazed Assemblies			\$0
TOTAL: 08 40 00 Entrances, Storefronts, and Curtain Walls			\$3,070,888
08 50 00 Windows			
08 51 00 Metal Windows			
085113.0135 TW-1: 4' x 3'-8" Sliding Aluminum Transaction Window, Level 4	0.00 included	\$0.00	\$0
085113.0136 TW-2: 2'-0-1/2" x 3'-0-1/2" Sliding Aluminum Transaction Window	0.00 included	\$0.00	\$0
TOTAL: 08 51 00 Metal Windows			\$0
08 56 00 Special Function Windows			
085659.0100 SW-1: 3'-2" x 4'-11-5/8" Security Transaction Window, Level 4 Ballistic	0.00 included	\$0.00	\$0
085659.0100 SW-2: 4'-8" x 4'-11-5/8" Security Transaction Window, Level 4 Ballistic	0.00 included	\$0.00	\$0
TOTAL: 08 56 00 Special Function Windows			\$0
TOTAL: 08 50 00 Windows			\$0
08 60 00 Roof Windows and Skylights			
08 63 00 Metal-Framed Skylights			
086313.0000 08G - Skylights - Subcontract	1.00 sub	\$138,027.00	\$138,027
086313.0100 Velux HFC Fixed Skylight, 10 Degree Slope, Type 11L Low Energy w/ Solar Protection	0.00 included	\$0.00	\$0
086313.0115 Skylight; Velux 22" Sun Tunnels; 22" dia	0.00 included	\$0.00	\$0
086313.0125 Fixed Skylight curb	3.00 ea	\$4,500.00	\$13,500
086313.0125 Sun Tunnel curb	10.00 ea	\$1,650.00	\$16,500
086313.0130 Fixed Skylight opening fall protection	3.00 ea	\$1,500.00	\$4,500
086313.0130 Sun Tunnel opening fall protection	10.00 ea	\$750.00	\$7,500
TOTAL: 08 63 00 Metal-Framed Skylights			\$180,027
TOTAL: 08 60 00 Roof Windows and Skylights			\$180,027
08 70 00 Hardware			
08 71 00 Door Hardware			
087105.0100 08A - Doors, Frames & Hardware - Supply	1.00 sub	\$331,577.00	\$331,577
087105.0680 Hardware Set Per Leaf	0.00 included	\$0.00	\$0
087105.0700 Electrified Hardware	0.00 included	\$0.00	\$0
087105.0720 Knox Box	1.00 ls	\$2,012.50	\$2,012

Broomfield PD

5.0 Descombes Drive Broomfield, CO 80020

Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



May 26, 2026

DESCRIPTION	QUANTITY	UNIT	TOTAL
TOTAL: 08 71 00 Door Hardware			\$333,589
TOTAL: 08 70 00 Hardware			\$333,589
08 80 00 Glazing			
08 81 00 Glass Glazing			
088105.0120 DG-1: Decorative Glass, 6MM Back Painted Glass Backsplash	0.00 included	\$0.00	\$0
088105.0165 FM-1: Frameless All Glass Window System, 9' H	0.00 included	\$0.00	\$0
088105.0310 Glazing at Sidelites, HM Windows & Doors	0.00 included	\$0.00	\$0
088105.0311 TA-5A: Frameless Mirrors with Polished Edges, Custom	0.00 included	\$0.00	\$0
088105.0335 WF-1: Solyx Films, Crystal Glass Finishes, Dusted Crystal	0.00 included	\$0.00	\$0
088105.0336 WF-2: 3M Window Film, Solyx, Fine Dot Gradient SXJ-0561	0.00 included	\$0.00	\$0
TOTAL: 08 81 00 Glass Glazing			\$0
08 88 00 Special Function Glazing			
088856.0115 Bullet Resistant Glazing, Level 4, Interior Lobby 100	0.00 included	\$0.00	\$0
TOTAL: 08 88 00 Special Function Glazing			\$0
TOTAL: 08 80 00 Glazing			\$0
TOTAL: 08 00 00 Openings			\$4,098,761
09 00 00 Finishes			
09 20 00 Plaster and Gypsum Board			
09 21 00 Plaster and Gypsum Board Assemblies			
092000.0010 09A - Gypsum Board Assemblies - Subcontract	1.00 sub	\$2,128,599.00	\$2,128,599
TOTAL: 09 21 00 Plaster and Gypsum Board Assemblies			\$2,128,599
09 22 00 Supports for Plaster and Gypsum Board			
092216.0176 Exterior Framed Wall; 8"; 20 ga; 16" o.c.	0.00 included	\$0.00	\$0
092216.0190 Interior Framed Wall; 2 1/2"; 20 ga; 16" o.c.	0.00 included	\$0.00	\$0
092216.0200 Interior Framed Wall; 3 5/8"; 20 ga; 16" o.c.	0.00 included	\$0.00	\$0
092216.0220 Interior Framed Wall; 6"; 20 ga; 16" o.c.	0.00 included	\$0.00	\$0
092216.0240 Interior Framed ShaftWall; 4"; 20 ga; 16" o.c.	0.00 included	\$0.00	\$0
092216.0241 Simpson clips at CLT for metal stud framing	0.00 included	\$0.00	\$0
092216.0519 Chase walls for MEP	1.00 ls	\$16,000.00	\$16,000
092216.0520 Delegated design; metal stud framing	0.00 included	\$0.00	\$0
092216.0521 Building Envelope Assistant Superintendent	1.00 ls	\$63,651.00	\$63,651
092216.0521 Field Coordination and Layout of Walls	1.00 ls	\$15,015.00	\$15,015
092216.0522 Misc. Patching	160.00 hrs	\$82.50	\$13,200
092216.0523 Dumpsters	16.00 ea	\$568.00	\$9,088
TOTAL: 09 22 00 Supports for Plaster and Gypsum Board			\$116,954
09 29 00 Gypsum Board			
092905.0100 Interior Bullet-Resistant Panels; 1.31" thick	0.00 included	\$0.00	\$0
092905.0145 Mold resistant drywall; 5/8" thick	0.00 included	\$0.00	\$0
092905.0195 5/8" type X gypsum board	0.00 included	\$0.00	\$0
092905.0215 Ballistic drywall; Level 4 - Exterior	0.00 included	\$0.00	\$0
092905.0215 Ballistic drywall; Level 4 - Exterior - Detailing	1.00 ls	\$50,000.00	\$50,000
092905.0225 Shaftwall liner panels; 1" thick	0.00 included	\$0.00	\$0
092905.0270 Taping and finishing joints; level 4/5	0.00 included	\$0.00	\$0
092905.0275 5/8" Glass-mat Gyp Sheathing - Exterior wall	0.00 included	\$0.00	\$0
092905.0325 GB-1; Gypsum Ceiling, ceiling system	0.00 included	\$0.00	\$0
092905.0325 GB-2; FR Gypsum Ceiling, ceiling system	0.00 included	\$0.00	\$0
092905.0330 Taping and finishing ceiling joints; level 4	0.00 included	\$0.00	\$0
092905.0390 Field Coordination and layout for finishes	100.00 hr	\$82.50	\$8,250

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Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



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DESCRIPTION	QUANTITY	UNIT	TOTAL
092905.0395 Cleanup of finishes	1.00 ls	\$32,600.00	\$32,600
092905.0396 Weather protection - finishes	5.00 mo	\$10,982.50	\$54,913
092905.0405 Temporary heating; finishes	5.00 mo	\$17,508.75	\$87,544
092905.0410 Punch List	1.00 ls	\$28,750.00	\$28,750
092905.0415 Final cleaning	87,000.00 sf	\$0.85	\$73,950
TOTAL: 09 29 00 Gypsum Board			\$336,006
TOTAL: 09 20 00 Plaster and Gypsum Board			\$2,581,559
09 30 00 Tiling			
09 30 00 Tiling			
093000.0100 09D - Flooring - Subcontract	1.00 sub	\$696,321.00	\$696,321
093013.0141 CT-1; porcelain flooring tile; Crossville, Civilization	0.00 included	\$0.00	\$0
093013.0142 CT-2; porcelain flooring tile; Crossville, Argent 2.0	0.00 included	\$0.00	\$0
093013.0143 CT-3; porcelain flooring tile; Crossville, Argent 2.0, Mosaic	0.00 included	\$0.00	\$0
093013.0144 CT-4; Tile ceramic base; Crossville, Argent 2.0	0.00 included	\$0.00	\$0
093013.0145 CT-5; Tile ceramic wall; Crossville, Gradient	0.00 included	\$0.00	\$0
093013.0146 CT-6; Tile ceramic wall; Crossville, Gradient	0.00 included	\$0.00	\$0
093013.0147 CT-7; Tile ceramic wall; Crossville, Gradient	0.00 included	\$0.00	\$0
093013.0169 Schluter trims	0.00 included	\$0.00	\$0
093013.0170 Tile accessories; crack isolation membrane	0.00 included	\$0.00	\$0
093013.0175 Tile accessories; high performance grout and sealer	0.00 included	\$0.00	\$0
093313.0139 Floor prep	3,071.02 sf	\$0.40	\$1,228
093313.0140 Floor protection; Ram Board	2,890.82 sf	\$2.75	\$7,950
TOTAL: 09 30 00 Tiling			\$705,499
TOTAL: 09 30 00 Tiling			\$705,499
09 50 00 Ceilings			
09 51 00 Acoustical Ceilings			
095000.0100 09C - Acoustical Ceilings & Treatments - Subcontract	1.00 sub	\$1,048,000.00	\$1,048,000
095113.0105 APC-1 Acoustical ceiling; Armstrong; Optima Tegular #3250; 24"x24"; 15/16" tegular grid	0.00 included	\$0.00	\$0
095113.0106 APC-2 Acoustical ceiling; Armstrong; Kitchen Zone; 24"x24"; standard; 15/16" tegular grid	0.00 included	\$0.00	\$0
095113.0107 APC-4 Acoustical ceiling; Armstrong; Kitchen Zone; 24"x24"; standard; No grid, adhered to GWB	0.00 included	\$0.00	\$0
TOTAL: 09 51 00 Acoustical Ceilings			\$1,048,000
09 53 00 Acoustical Ceiling Suspension Assemblies			
095323.0115 SAC-1 Sound Absorbing Ceiling Unit; Soundscapes Blades, Rectangular	0.00 included	\$0.00	\$0
095323.0116 SAC-2 Sound Absorbing Ceiling Unit; Soundscapes Blades, Rectangular	0.00 included	\$0.00	\$0
095323.0117 SAC-3 Sound Absorbing Ceiling Unit; Metalworks Blades, Classics	0.00 included	\$0.00	\$0
TOTAL: 09 53 00 Acoustical Ceiling Suspension Assemblies			\$0
TOTAL: 09 50 00 Ceilings			\$1,048,000
09 60 00 Flooring			
09 65 00 Resilient Flooring			
096516.0104 RF-1; Resilient tile; Interface; Norament	0.00 included	\$0.00	\$0
096516.0105 RF-2; Resilient sheet flooring; vinyl sheet; Armstrong, Medintone	0.00 included	\$0.00	\$0
096516.0106 RB-1; Resilient wall base, Johnsonite; 4" high	0.00 included	\$0.00	\$0
096519.0120 LVT-1; Resilient flooring; luxury vinyl tile, Mohawk, Terrazzo 5.0	0.00 included	\$0.00	\$0

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Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



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DESCRIPTION	QUANTITY	UNIT	TOTAL
096519.0120 LVT-2; Resilient flooring; luxury vinyl tile, Mohawk, Terrazzo 5.0	0.00 included	\$0.00	\$0
096519.0121 LVT-3; Resilient flooring; luxury vinyl tile, Shaw	0.00 included	\$0.00	\$0
096519.0125 RAF-1; Resilient athletic flooring, Sof-surfaces, Dura-Sound, Premium 10	0.00 included	\$0.00	\$0
096519.0126 Moisture testing (1/1000 SF)	22.00 ea	\$150.00	\$3,300
096519.0146 Floor prep	13,052.38 sf	\$1.16	\$15,112
096519.0155 Floor protection; Ram Board	13,052.38 sf	\$2.75	\$35,894
TOTAL: 09 65 00 Resilient Flooring			\$54,306
09 67 00 Fluid-Applied Flooring			
096716.0136 Floor prep	534.77 sf	\$1.85	\$989
096716.0140 Floor protection; Ram Board	534.77 sf	\$2.75	\$1,471
TOTAL: 09 67 00 Fluid-Applied Flooring			\$2,460
09 68 00 Carpeting			
096813.0100 CPT-1; Carpet tile; Mohawk; Lichen Community	0.00 included	\$0.00	\$0
096813.0101 CPT-2; Carpet tile; Mohawk; Lichen Community	0.00 included	\$0.00	\$0
096813.0102 CPT-3; Carpet tile; Mohawk; Lichen Community	0.00 included	\$0.00	\$0
096813.0103 CPT-4; Carpet tile; Mohawk; Color Balance GT 405	0.00 included	\$0.00	\$0
096813.0104 CPT-5; Carpet tile; Mohawk; Expedition, Hydrosphere GT332	0.00 included	\$0.00	\$0
096816.0165 EFC-1; Carpet tile; Mohawk; First Step II, GT315	0.00 included	\$0.00	\$0
096816.0166 Moisture testing (1/1000 SF)	34.00 ea	\$150.00	\$5,100
096816.0180 Moisture mitigation	3,151.12 sy	\$13.50	\$42,540
096816.0185 Floor protection; carpet mask	3,151.12 sy	\$18.00	\$56,720
096816.0186 Floor prep	3,151.12 sy	\$4.26	\$13,424
TOTAL: 09 68 00 Carpeting			\$117,784
09 69 00 Access Flooring			
096900.0100 09F - Access Flooring - Subcontract	1.00 sub	\$126,432.00	\$126,432
096900.0101 Access Flooring	0.00 included	\$0.00	\$0
096900.0102 Access Flooring - Ramps	0.00 included	\$0.00	\$0
TOTAL: 09 69 00 Access Flooring			\$126,432
TOTAL: 09 60 00 Flooring			\$300,982
09 70 00 Wall Finishes			
09 77 00 Special Wall Surfacing			
097753.000 09G - Painting & Wall Coverings - Subcontract	0.00 included	\$0.00	\$0
097753.0100 SAW-1; Wall Covering, Textile Wall Covering, Autex, Composition-Smooth	0.00 included	\$0.00	\$0
097753.0101 SAW-2; Wall Covering, Textile Wall Covering, Autex, Composition-Smooth	0.00 included	\$0.00	\$0
097753.0102 SAW-3; Wall Covering, Acoustic Wall Covering, Wood Slat, Terra Mai, White Oak	0.00 included	\$0.00	\$0
097753.0103 SAW-4; Wall Covering, Textile Wall Covering, Autex, Composition-Smooth	0.00 included	\$0.00	\$0
097753.0104 WC-1; Wall Covering, Textile Wall Covering, Sisal Carpet, Composition-Smooth	0.00 included	\$0.00	\$0
097753.0105 WC-2; Wall Covering, Vynial Digital Wall Covering; MDC	0.00 included	\$0.00	\$0
TOTAL: 09 77 00 Special Wall Surfacing			\$0
TOTAL: 09 70 00 Wall Finishes			\$0
09 90 00 Painting and Coating			
09 91 00 Painting			
099000.0100 09G - Painting & Wall Coverings - Subcontract	1.00 sub	\$372,603.00	\$372,603

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Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



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DESCRIPTION	QUANTITY	UNIT	TOTAL
099105.0250 CLT exterior soffit sealer	0.00 included	\$0.00	\$0
099113.0355 Paint HMD doors & frames	0.00 included	\$0.00	\$0
099113.0680 Epoxy paint	0.00 included	\$0.00	\$0
099123.0145 Paint ceilings	0.00 included	\$0.00	\$0
099123.0145 Paint exposed steel in ceilings	0.00 included	\$0.00	\$0
099123.0146 Clear sealer at interior CLT ceilings	0.00 included	\$0.00	\$0
099123.0265 Paint interior walls	0.00 included	\$0.00	\$0
099123.0266 Wall coverings	0.00 included	\$0.00	\$0
099123.0690 Touchup painting	1.00 ls	\$47,000.00	\$47,000
099723.0131 Finishes Assistant Superintendent	1.00 ls	\$16,400.00	\$16,400
099723.0139 Floor prep for sealed and polished concrete	16,673.03 sf	\$1.60	\$26,677
099723.0140 Dumpsters	12.00 ea	\$568.00	\$6,816
TOTAL: 09 91 00 Painting			\$469,496
09 97 00 Special Coatings			
096700.0100 09E - Fluid-Applied Flooring, Sealed/Polished Concrete - Subcontract	1.00 sub	\$214,183.00	\$214,183
096700.0101 SC-1; Sealed concrete	0.00 included	\$0.00	\$0
096700.0102 SC-2; Sealed concrete; Static Disipative Sealant	0.00 included	\$0.00	\$0
096700.0103 SC-3; Sealed concrete; Traffic Coating: Color TBD	0.00 included	\$0.00	\$0
096700.0104 SC-4; Sealed concrete; Traffic Coating: Custom Color White	0.00 included	\$0.00	\$0
096700.0105 PSC-1; Polished concrete	0.00 included	\$0.00	\$0
096700.0106 Joint filler	0.00 included	\$0.00	\$0
096700.0107 Mock-up	1.00 sub	\$1,500.00	\$1,500
096700.0108 Crack filler	1.00 ls	\$6,800.00	\$6,800
096716.0135 Moisture mitigation	17,207.81 sf	\$1.50	\$25,812
096716.0135 Moisture testing (1/1000 SF)	17.00 ea	\$150.00	\$2,550
099723.0130 Mobilizations	1.00 ls	\$15,004.00	\$15,004
TOTAL: 09 97 00 Special Coatings			\$265,849
TOTAL: 09 90 00 Painting and Coating			\$735,345
TOTAL: 09 00 00 Finishes			\$5,371,385
10 00 00 Specialties			
10 10 00 Information Specialties			
10 11 00 Visual Display Units			
100000.0100 10A - Specialties - Subcontract	1.00 sub	\$303,575.00	\$303,575
101113.0110 VDU-1 - Markerboard; glass; 4'x8' - Matte finish	0.00 included	\$0.00	\$0
101113.0115 VDU-2 - Markerboard; glass; 4'x4' - Matte finish	0.00 included	\$0.00	\$0
101123.0100 VDU-3 - Tack board, aluminum framed; 4'x8'	0.00 included	\$0.00	\$0
101123.0101 VDU-4 - Tack board, aluminum framed; 4'x4'	0.00 included	\$0.00	\$0
TOTAL: 10 11 00 Visual Display Units			\$303,575
10 14 00 Signage			
101300.0100 10B - Signage	1.00 allow	\$150,000.00	\$150,000
101423.0105 Exterior Building Signage	0.00 included	\$0.00	\$0
101423.0106 Interior door code signs	0.00 included	\$0.00	\$0
101423.0120 Interior wayfinding/sign package	0.00 included	\$0.00	\$0
101423.0120 Temporary Signs	1.00 ls	\$4,560.00	\$4,560
101423.0124 10B - Signage - Subcontract	1.00 sub	\$65,052.00	\$65,052
101423.0125 Monument Sign - North	0.00 included	\$0.00	\$0
101423.0126 Monument Sign - South	0.00 included	\$0.00	\$0
TOTAL: 10 14 00 Signage			\$219,612

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Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



May 26, 2026

DESCRIPTION	QUANTITY	UNIT	TOTAL
TOTAL: 10 10 00 Information Specialties			\$523,187
10 20 00 Interior Specialties			
10 21 00 Compartments and Cubicles			
102113.0116 Toilet partition; solid plastic; floor mounted	0.00 included	\$0.00	\$0
102113.0161 Toilet partition; urinal screen; solid plastic; wall mounted	0.00 included	\$0.00	\$0
TOTAL: 10 21 00 Compartments and Cubicles			\$0
10 22 00 Partitions			
102213.0100 10C Wire Mesh Partitions - Subcontract	1.00 sub	\$178,020.00	\$178,020
102213.0101 WM-1: Wire Mesh Partition Wall Panels	0.00 included	\$0.00	\$0
102213.0102 WM-1: Wire Mesh Partition Wall Panels	0.00 included	\$0.00	\$0
102213.0140 WM-1: 2'-6" x 8' Wire Mesh Partition Door, HD 6-Gauge #135	0.00 included	\$0.00	\$0
102213.0141 WM-1: 3' x 8' Wire Mesh Partition Door, HD 6-Gauge #135	0.00 included	\$0.00	\$0
102233.0110 10D - Folding Panel Partitions	1.00 sub	\$157,061.51	\$157,062
102233.0111 Operable Partition - Skyfold Classic - STC 55	0.00 included	\$0.00	\$0
102233.0111 Operable Partition Beam Drilling - Labor & Material	27.00 included	\$84.00	\$2,268
TOTAL: 10 22 00 Partitions			\$337,350
10 26 00 Wall and Door Protection			
102613.0130 Corner Guard	0.00 included	\$0.00	\$0
102613.0140 Sheet wall protection; FRP - 4' x 8'	0.00 included	\$0.00	\$0
TOTAL: 10 26 00 Wall and Door Protection			\$0
10 28 00 Toilet, Bath, and Laundry Accessories			
102813.0105 TA-6a - Grab Bar - Vertical	0.00 included	\$0.00	\$0
102813.0125 TA-6 - Grab Bar - 48"	0.00 included	\$0.00	\$0
102813.0130 TA-7 - Sanitary Napkin Dispenser	0.00 included	\$0.00	\$0
102813.0130 TA-8 - Sanitary Napkin Disposal Unit - Surface Mounted	0.00 included	\$0.00	\$0
102813.0135 TA-1 - Toilet Tissue Dispenser	0.00 included	\$0.00	\$0
102813.0140 TA-1a - Double Toilet Tissue Dispenser	0.00 included	\$0.00	\$0
102816.0125 TA-5 - Framed Mirror Unit	0.00 included	\$0.00	\$0
102816.0130 TA-5a - Custom Mirror	0.00 included	\$0.00	\$0
102816.0135 TA-16 - Shower Curtain Rod	0.00 included	\$0.00	\$0
102816.0140 TA-19 - Soap Dish	0.00 included	\$0.00	\$0
102816.0145 TA-4c - Liquid Soap Dispenser, Surface Mounted	0.00 included	\$0.00	\$0
102816.0150 TA-18a - Folding Shower Seat	0.00 included	\$0.00	\$0
102816.0155 TA-2a - Folded Paper Towel Dispenser, Recessed	0.00 included	\$0.00	\$0
102816.0155 TA-2b - Folded Paper Towel Dispenser, Surface Mounted	0.00 included	\$0.00	\$0
102816.0160 TA-2c - Roll Paper Towel Dispenser	0.00 included	\$0.00	\$0
102816.0160 TA-2d - Roll Paper Towel Dispenser, Semi-recessed	0.00 included	\$0.00	\$0
102816.0165 TA-3a - Combination Towel Dispenser/Waste Receptacle - Folded	0.00 included	\$0.00	\$0
102816.0165 TA-3b - Combination Towel Dispenser/Waste Receptacle - Roll	0.00 included	\$0.00	\$0
102816.0166 TA-3c - Waste Receptacle Recessed	0.00 included	\$0.00	\$0
102816.0185 TA-20 - Towel Bar	0.00 included	\$0.00	\$0
102816.0200 TA-21 - Robe Hook - Single	0.00 included	\$0.00	\$0
102816.0200 TA-28 - Hook - Double	0.00 included	\$0.00	\$0
102816.0210 TA-17 - Shower Curtain	0.00 included	\$0.00	\$0
102816.0215 TA-11 - Diaper Changing Station	0.00 included	\$0.00	\$0
102816.0225 TA-26 - Mop And Broom Holder	0.00 included	\$0.00	\$0
102816.0230 TA-27 - Stainless Steel Splash Guard	0.00 included	\$0.00	\$0
102816.0260 TA-25 - Underlavatory Guard	0.00 included	\$0.00	\$0
102816.0261 TA-10 - Warm-Air Dryer	0.00 exclude	\$0.00	\$0

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Broomfield PD

5.0 Descombes Drive Broomfield, CO 80020

Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



May 26, 2026

DESCRIPTION	QUANTITY	UNIT	TOTAL
102816.0276 Gun Belt Rack	1.00 ea	\$402.50	\$402
102816.0360 Glove Dispenser - EQ-99	0.00 included	\$0.00	\$0
102816.0360 Sharps Container - EQ-98	0.00 included	\$0.00	\$0
104300.0106 Dumpsters	4.00 ea	\$568.00	\$2,272
TOTAL: 10 28 00 Toilet, Bath, and Laundry Accessories			\$2,674
TOTAL: 10 20 00 Interior Specialties			\$340,024
10 40 00 Safety Specialties			
10 44 00 Fire Protection Specialties			
104413.0100 Fire extinguisher cabinet; enameled steel; 8" x 16" x 38"	0.00 included	\$0.00	\$0
104416.0125 Portable fire extinguisher; dry chemical, pressurized type; red enameled steel; 10 lb	0.00 included	\$0.00	\$0
104416.0140 AED - Defibrillator Cabinet	2.00 ea	\$3,750.00	\$7,500
104416.0141 First Aid Kit & Fire Blanket	2.00 ea	\$175.00	\$350
TOTAL: 10 44 00 Fire Protection Specialties			\$7,850
TOTAL: 10 40 00 Safety Specialties			\$7,850
10 50 00 Storage Specialties			
10 51 00 Lockers			
105113.0070 10E - Lockers - Subcontract	1.00 sub	\$744,833.00	\$744,833
105113.0071 Evidence Storage Locker - Room 221A - EQ-05	0.00 included	\$0.00	\$0
105113.0074 Evidence Pass-Through Lockers - EQ-09	0.00 included	\$0.00	\$0
105113.0075 Civilian Lockers - 2 Tier - Room 291 - EQ-45	0.00 included	\$0.00	\$0
105113.0080 Gear Locker - Room 186 - EQ-42	0.00 included	\$0.00	\$0
105113.0090 Locker - Dayuse - 2 Tier, Single door, Digital Lock - EQ-41	0.00 included	\$0.00	\$0
105113.0100 Secure Storage Locker - Room 193 - EQ-10	1.00 ls	\$2,500.00	\$2,500
105113.0105 Locker - Motors - 2 Tier, Single Door - Room 180 - EQ-44	0.00 included	\$0.00	\$0
105153.0106 Duty Bag Lockers - Room 190 - EQ-43	0.00 included	\$0.00	\$0
105153.0107 SWAT Duty Lockers w/Pull Out Bench - Room 183 - EQ-43	0.00 included	\$0.00	\$0
105153.0108 Locker bench in changing/shower rooms	0.00 included	\$0.00	\$0
105153.0108 Men's/Womens' Lockers - Room 270 & 275 - EQ-40	0.00 included	\$0.00	\$0
105153.0109 Parcel Passer - Armortex - EQ-48	1.00 ea	\$3,967.50	\$3,968
105153.0110 Parcel Passer - Armortex - EQ-49	1.00 ea	\$4,370.00	\$4,370
105153.0112 Dumpsters	4.00 ea	\$568.00	\$2,272
TOTAL: 10 51 00 Lockers			\$757,943
10 56 00 Storage Assemblies			
105613.0105 EQ-21 - Bike Rack - Wall Mounted	8.00 ea	\$458.25	\$3,666
105613.0125 10F - High-Density Mobile Storage - Subcontract	1.00 sub	\$459,626.00	\$459,626
105613.0126 Mobile Storage Shelving Units, Powered - Evidence Storage - EQ-72	0.00 included	\$0.00	\$0
105613.0127 Mobile Storage Shelving Units, Mechanical Assist - Narcotics/Arson Storage - EQ-72	0.00 included	\$0.00	\$0
105613.0128 Mobile Storage and Lockers Assistant Superintendent	1.00 ls	\$15,500.00	\$15,500
105613.0128 Mobile Storage Track Blockouts / Patch Back in Slab	1.00 ls	\$8,790.00	\$8,790
TOTAL: 10 56 00 Storage Assemblies			\$487,582
TOTAL: 10 50 00 Storage Specialties			\$1,245,524
TOTAL: 10 00 00 Specialties			\$2,116,585
11 00 00 Equipment			
11 30 00 Residential Equipment			
11 30 00 Residential Equipment			

Broomfield PD

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Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



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DESCRIPTION	QUANTITY	UNIT	TOTAL
113013.0100 11A - Residential Appliances - Subcontract	1.00 sub	\$59,140.00	\$59,140
113013.0105 Dishwasher - EQ-55	0.00 included	\$0.00	\$0
113013.0155 Range & Oven - EQ-56	0.00 included	\$0.00	\$0
113013.0186 Washing Machine - EQ-65	0.00 included	\$0.00	\$0
113013.0187 Dryer - EQ-66	0.00 included	\$0.00	\$0
113013.0188 Refrigerator - EQ-51	0.00 included	\$0.00	\$0
113013.0189 Stackable Washer & Dryer - EQ-67	0.00 included	\$0.00	\$0
113013.0191 Induction Range & Oven - EQ-57	0.00 included	\$0.00	\$0
113013.0192 Microwave Below Counter - Zline - EQ-54	0.00 included	\$0.00	\$0
113013.0192 Microwave Countertop - Samsung - EQ-53	0.00 included	\$0.00	\$0
113013.0192 Refrigerator, Undercounter - Summit - EQ-50	0.00 included	\$0.00	\$0
113033.0120 Residential Appliances - Installation	0.00 included	\$0.00	\$0
113033.0192 Central Vacuum System - Durovac - EQ-68	1.00 ea	\$13,455.00	\$13,455
113033.0192 Design Build including all attachments	0.00 included	\$0.00	\$0
TOTAL: 11 30 00 Residential Equipment			\$72,595
TOTAL: 11 30 00 Residential Equipment			\$72,595
11 40 00 Foodservice Equipment			
11 41 00 Foodservice Storage Equipment			
114113.0186 11B - Kitchen Equipment	1.00 ea	\$76,064.00	\$76,064
114113.0186 Walk in Cooler - Thermo Kool - EQ-46	0.00 included	\$0.00	\$0
114113.0187 Walk in Freezer - Thermo Kool - EQ-47	0.00 included	\$0.00	\$0
114113.0188 Roof and Wall Penetrations for venting, mechanical/electrical	1.00 ea	\$2,500.00	\$2,500
114113.0188 Roof Curb for Condensing Unit, Condensate Lines	2.00 ea	\$2,750.00	\$5,500
TOTAL: 11 41 00 Foodservice Storage Equipment			\$84,064
11 46 00 Food Dispensing Equipment			
113013.0192 Ice Maker - Manitowoc - EQ-52	0.00 included	\$0.00	\$0
113013.0193 Coffee Maker - EQ-62	3.00 ea	\$1,450.00	\$4,350
TOTAL: 11 46 00 Food Dispensing Equipment			\$4,350
TOTAL: 11 40 00 Foodservice Equipment			\$88,414
11 50 00 Educational and Scientific Equipment			
11 53 00 Laboratory Equipment			
115300.0210 11E - Lab Equipment - Subcontract	1.00 sub	\$36,690.00	\$36,690
115300.0210 Fume Hood EQ-37, 60" W Bench Mounted Fume Hood w/ Epoxy Top	0.00 included	\$0.00	\$0
115300.0211 Fume Hood EQ-38, 48" W Bench Mounted Fume Hood w/ Epoxy Top	0.00 included	\$0.00	\$0
TOTAL: 11 53 00 Laboratory Equipment			\$36,690
TOTAL: 11 50 00 Educational and Scientific Equipment			\$36,690
11 60 00 Entertainment and Recreation Equipment			
11 66 00 Athletic Equipment			
116653.0114 Gym Equipment - Fitness Area	1.00 sub	\$101,021.00	\$101,021
TOTAL: 11 66 00 Athletic Equipment			\$101,021
TOTAL: 11 60 00 Entertainment and Recreation Equipment			\$101,021
11 90 00 Other Equipment			
11 98 00 Detention Equipment			
113500.0119 Fire Arm Clearing Port - Mifram Security - Room 189 & 184 EQ-12	2.00 ea	\$1,844.89	\$3,690
119800.0135 Detention Toilet Accessories	0.00 included	\$0.00	\$0

Broomfield PD

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Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



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DESCRIPTION	QUANTITY	UNIT	TOTAL
119800.0170 Detention - Mirror	0.00 included	\$0.00	\$0
119800.0175 SB-1, SB-2; Security Mesh Barrier and Gates	0.00 included	\$0.00	\$0
TOTAL: 11 98 00 Detention Equipment			\$3,690
TOTAL: 11 90 00 Other Equipment			\$3,690
TOTAL: 11 00 00 Equipment			\$302,410
12 00 00 Furnishings			
12 20 00 Window Treatments			
12 21 00 Window Blinds			
122000.0100 12A - Window Treatments - Subcontract	1.00 ls	\$173,112.00	\$173,112
122114.0101 WT-1: Single Manual Roller Shade w/ Fascia Cover	0.00 included	\$0.00	\$0
122114.0102 WT-2: Double Manual Roller Shade w/ Fascia Cover	0.00 included	\$0.00	\$0
122114.0103 WT-3: Single Manual Roller Shade, Ceiling Recessed	0.00 included	\$0.00	\$0
122114.0104 WT-4: Double Manual Roller Shade, Ceiling Recessed	0.00 included	\$0.00	\$0
122114.0105 WT-5: Double Motorized Roller Shade w/ Fascia Cover	0.00 included	\$0.00	\$0
122114.0106 WT-6: Triple Motorized Roller Shade w/ Fascia Cover, Blackout Shades	0.00 included	\$0.00	\$0
122114.0107 Raceways for Controls / Wiring	1.00 ls	\$6,808.00	\$6,808
TOTAL: 12 21 00 Window Blinds			\$179,920
TOTAL: 12 20 00 Window Treatments			\$179,920
12 50 00 Furniture			
12 56 00 Institutional Furniture			
125653.0104 Drying Cabinet - Large - Mystaire EQ-14	0.00 included	\$0.00	\$0
125653.0104 Loose Equipment Package	1.00 sub	\$114,628.55	\$114,629
125653.0105 Drying Cabinet - Small - Mystaire EQ-13	0.00 included	\$0.00	\$0
125653.0106 Freezer Chest - EQ-20	0.00 included	\$0.00	\$0
125653.0107 Air Compressor - EQ-33A	1.00 included	\$0.00	\$0
125653.0107 Compressed Air Hose - EQ-33	4.00 included	\$0.00	\$0
125653.0108 Rolling Table - EQ-25	5.00 included	\$0.00	\$0
125653.0109 Chemical Resistant Utility Sink	3.00 included	\$0.00	\$0
125653.0109 Emergency Eye Wash - EQ-34	0.00 included	\$0.00	\$0
125653.0110 Paper Roll Holder - EQ-07	0.00 included	\$0.00	\$0
125653.0111 Steel Worktable - Epoxytop - EQ-27	0.00 included	\$0.00	\$0
125653.0113 Steel Worktable - Stainless - EQ-27S	0.00 included	\$0.00	\$0
125653.0114 Dog Grooming Station - Direct Animal Products - EQ-30	0.00 included	\$0.00	\$0
125653.0115 Auto Filling Dog Water Bowl - Nelson Manufacturing - EQ-31	0.00 included	\$0.00	\$0
125653.0116 Overhead Power Cord Reel - EQ-35	0.00 included	\$0.00	\$0
125653.0117 Custom Built Powder Dusting Station - EQ-39	0.00 included	\$0.00	\$0
125653.0118 Armorers Bench - Southwest Solutions Group - EQ-96	0.00 included	\$0.00	\$0
125653.0118 Boot Wash Station - Pronomar - EQ-22	0.00 included	\$0.00	\$0
125653.0118 Faraday Locker, Large - Nexus - EQ-61	0.00 included	\$0.00	\$0
125653.0118 Fire Rated Safe - American Security Safes - EQ-69	0.00 included	\$0.00	\$0
125653.0118 Fleet Vehicle Key Vending - Assa Abloy, Traka - EQ-73	0.00 included	\$0.00	\$0
125653.0118 Gun Safe - Stealth - EQ-97	0.00 included	\$0.00	\$0
125653.0118 SWAT Vehicle Key Vending - Assa Abloy, Traka - EQ-74	0.00 included	\$0.00	\$0
125653.0118 Voice Amplication Device - US Bullet Proofing - EQ-70	1.00 included	\$0.00	\$0
125653.0126 Evidence Display Rack/Rod - Larson Electronics - EQ-100	0.00 included	\$0.00	\$0
TOTAL: 12 56 00 Institutional Furniture			\$114,629
TOTAL: 12 50 00 Furniture			\$114,629
TOTAL: 12 00 00 Furnishings			\$294,549

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Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

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DESCRIPTION	QUANTITY	UNIT	TOTAL
13 00 00 Special Construction			
13 30 00 Special Structures			
13 34 00 Fabricated Engineered Structures			
133000.0100 13C - PV Solar Canopy Structures - Subcontract	1.00 sub	\$1,365,000.00	\$1,365,000
133419.0100 Solar Canopies - Photovoltaic Panels - 198.24 kW	0.00 included	\$0.00	\$0
133419.0101 Solar Canopies - Steel Structure	0.00 included	\$0.00	\$0
133419.0102 Solar Canopies - Foundations	15.00 ea	\$1,250.00	\$18,750
133419.0103 Solar Canopies - Light Fixtures	0.00 included	\$0.00	\$0
133419.0103 Solar Canopies - Metal Roof decking	0.00 included	\$0.00	\$0
TOTAL: 13 34 00 Fabricated Engineered Structures			\$1,383,750
TOTAL: 13 30 00 Special Structures			\$1,383,750
TOTAL: 13 00 00 Special Construction			\$1,383,750
14 00 00 Conveying Equipment			
14 20 00 Elevators			
14 21 00 Electric Traction Elevators			
140000.0100 14A - Elevators - Subcontract	1.00 sub	\$335,670.00	\$335,670
140000.0101 Elevator - 3 stop	0.00 included	\$0.00	\$0
140000.0102 Elevator - 2 stop	0.00 included	\$0.00	\$0
142423.0196 Elevator Cab Finishes	0.00 included	\$0.00	\$0
142423.0196 Temporary Protection	1.00 ls	\$5,000.00	\$5,000
142423.0196 Temporary Use Fees	4.00 mo	\$1,125.00	\$4,500
142423.0196 Temporary Work Platform	1.00 ls	\$5,000.00	\$5,000
TOTAL: 14 21 00 Electric Traction Elevators			\$350,170
TOTAL: 14 20 00 Elevators			\$350,170
TOTAL: 14 00 00 Conveying Equipment			\$350,170
21 00 00 Fire Suppression			
21 10 00 Water-Based Fire-Suppression Systems			
21 11 00 Facility Fire-Suppression Water-Service Piping			
210000.0100 21A - Fire Suppression - Subcontract	1.00 sub	\$645,278.00	\$645,278
210000.0101 Recessed Heads	0.00 included	\$0.00	\$0
210000.0102 Semi-Recessed Heads	0.00 included	\$0.00	\$0
210000.0103 Brass heads in exposed areas	0.00 included	\$0.00	\$0
210000.0105 Dry system at South and East Canopy of East Wing	0.00 included	\$0.00	\$0
210000.0105 Preaction systems at 11 locations on 2nd floor	0.00 included	\$0.00	\$0
210000.0108 CAD Fees	1.00 ls	\$2,500.00	\$2,500
210000.0108 Knox Caps for FDC	0.00 included	\$0.00	\$0
210000.0109 Design & Calculations	1.00 ls	\$5,000.00	\$5,000
210000.0110 Fire Line into Building - 6"	1.00 ls	\$4,500.00	\$4,500
210000.0111 FCI BIM Coordination	1.00 ls	\$62,015.00	\$62,015
210000.0111 Subcontractor BIM Coordination	0.00 included	\$0.00	\$0
210000.0112 Fire Watch for building height exceeding 40'	52.00 wk	\$4,104.00	\$213,408
TOTAL: 21 11 00 Facility Fire-Suppression Water-Service Piping			\$932,701
TOTAL: 21 10 00 Water-Based Fire-Suppression Systems			\$932,701
TOTAL: 21 00 00 Fire Suppression			\$932,701
22 00 00 Plumbing			
22 05 00 Common Work Results for Plumbing			

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DESCRIPTION	QUANTITY	UNIT	TOTAL
22 05 00 Common Work Results for Plumbing			
220000.0099 22A - Plumbing - Subcontract	1.00 sub	\$2,836,434.00	\$2,836,434
220000.0100 Above ground DWV & Acid Waste	0.00 included	\$0.00	\$0
220000.0100 Domestic Water	0.00 included	\$0.00	\$0
220000.0100 Electric heat trace for all exposed piping	0.00 included	\$0.00	\$0
220000.0100 Misc Materials - Fire stop, supports, sleeves, rigging & hoisting	0.00 included	\$0.00	\$0
220000.0100 Natural Gas	0.00 included	\$0.00	\$0
220000.0100 Plumbing equipment	0.00 included	\$0.00	\$0
220000.0100 Plumbing Fixtures , including grooming sink	0.00 included	\$0.00	\$0
220000.0100 Plumbing Insulation	0.00 included	\$0.00	\$0
220000.0100 Plumbing Void Form	0.00 included	\$0.00	\$0
220000.0100 Sand/Oil Interceptor (500 Gallon)	0.00 included	\$0.00	\$0
220000.0100 Storm Piping & Roof Drains	0.00 included	\$0.00	\$0
220000.0100 Underground DWV including foundation pipe isolation sleeves	0.00 included	\$0.00	\$0
220000.0111 BIM detailing - subcontractor	0.00 included	\$0.00	\$0
226653.0127 FCI BIM Coordination	1.00 ls	\$81,415.00	\$81,415
226653.0128 Plumbing Coordination	220.00 hrs	\$117.60	\$25,872
TOTAL: 22 05 00 Common Work Results for Plumbing			\$2,943,721
TOTAL: 22 05 00 Common Work Results for Plumbing			\$2,943,721
22 10 00 Plumbing Piping			
22 14 00 Facility Storm Drainage			
221426.0115 Crawl Space Subdrainage and Sump Pits	0.00 included	\$0.00	\$0
TOTAL: 22 14 00 Facility Storm Drainage			\$0
TOTAL: 22 10 00 Plumbing Piping			\$0
TOTAL: 22 00 00 Plumbing			\$2,943,721
23 00 00 Heating, Ventilating, and Air Conditioning (HVAC)			
23 07 00 HVAC Insulation			
23 07 00 HVAC Insulation			
230000.0099 23A - HVAC - Subcontract	1.00 sub	\$5,104,325.00	\$5,104,325
230000.0100 HVAC Equipment, RTU, ERP, VAV, etc	0.00 included	\$0.00	\$0
230000.0100 RTU Changes - Anticipated Ductwork Adjustments	1.00 ls	\$50,000.00	\$50,000
230000.0100 RTU-3 Change to ERV Unit, RTU-5 Change from 70% to 100% Outside Air	1.00 ls	\$209,344.00	\$209,344
230000.0101 Misc Equipment - VAV, FTH, Unit Heaters, Exhaust Fans	0.00 included	\$0.00	\$0
230000.0102 AC Split Systems, VRF Systems	0.00 included	\$0.00	\$0
230000.0103 Air Distribution system, ductwork, GRDs, etc	0.00 included	\$0.00	\$0
230000.0104 Air Distribution system, change to oval ductwork	0.00 included	\$0.00	\$0
230000.0104 Temperature Controls	0.00 included	\$0.00	\$0
230000.0105 Test & Balance	0.00 included	\$0.00	\$0
230000.0106 Duct connections to fume hoods, snorkel, etc	0.00 included	\$0.00	\$0
230000.0106 Insulation	0.00 included	\$0.00	\$0
230000.0106 Misc Materials - Supports, Sleeves, Fire Stop, Glycol, Rigging & Hoisting	0.00 included	\$0.00	\$0
230000.0107 Fire caulking	0.00 included	\$0.00	\$0
230000.0108 Commissioing	0.00 included	\$0.00	\$0
230000.0108 Excavation	0.00 included	\$0.00	\$0
230000.0108 HVAC piping	0.00 included	\$0.00	\$0
230000.0109 BIM detailing - subcontractor	0.00 included	\$0.00	\$0
238333.0170 Early Equipment Start-Up and Maintenance	1.00 ls	\$46,000.00	\$46,000

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DESCRIPTION	QUANTITY	UNIT	TOTAL
238333.0171 Confined Air Space Temporary Air Ventilation During Construction	1.00 ls	\$34,430.00	\$34,430
238333.0172 FCI BIM Coordination	1.00 ls	\$102,015.00	\$102,015
238333.0173 Mechanical Coordination	340.00 hrs	\$117.60	\$39,984
TOTAL: 23 07 00 HVAC Insulation			\$5,586,098
TOTAL: 23 07 00 HVAC Insulation			\$5,586,098
TOTAL: 23 00 00 Heating, Ventilating, and Air Conditioning (HVAC)			\$5,586,098
26 00 00 Electrical			
26 05 00 Common Work Results for Electrical			
26 05 00 Common Work Results for Electrical			
260100.0099 26A - Electrical - Subcontract	1.00 sub	\$5,851,614.00	\$5,851,614
260100.0100 Connections to Mechanical Equipment	0.00 included	\$0.00	\$0
260100.0100 Emergency Power Distribution System	0.00 included	\$0.00	\$0
260100.0100 General Purpose Power	0.00 included	\$0.00	\$0
260100.0100 Light Fixtures	0.00 included	\$0.00	\$0
260100.0100 Site Electrical	0.00 included	\$0.00	\$0
260100.0101 Fire Alarm	0.00 included	\$0.00	\$0
260100.0101 General Branch Power	0.00 included	\$0.00	\$0
260100.0101 Lighting Branch Power and Installation	0.00 included	\$0.00	\$0
260100.0101 Lighting Controls	0.00 included	\$0.00	\$0
260100.0102 Cell Phone DAS System	0.00 included	\$0.00	\$0
260100.0102 Emergency DAS / ERRC System	0.00 included	\$0.00	\$0
260100.0102 Low Voltage Rough-in	0.00 included	\$0.00	\$0
260100.0103 GC Trailer Hook-up	1.00 ls	\$25,000.00	\$25,000
260100.0103 Power Connection for EV Chargers	0.00 included	\$0.00	\$0
260100.0104 1" Conduit for Future EV Chargers	0.00 included	\$0.00	\$0
260100.0104 2" Conduit for Future Parking area PV	0.00 included	\$0.00	\$0
260100.0104 EV Charging Stations	0.00 included	\$0.00	\$0
260100.0104 Parking Canopy With PV	0.00 included	\$0.00	\$0
260100.0105 Excavation & Backfill	0.00 included	\$0.00	\$0
260100.0105 Firestopping, Acoustical and Temp Power	0.00 included	\$0.00	\$0
265213.0114 Subcontractor BIM	0.00 included	\$0.00	\$0
265213.0115 Dumpsters	4.00 ea	\$550.00	\$2,200
265213.0117 Electrical coordination	180.00 hrs	\$117.60	\$21,168
265213.0117 FCI BIM coordination	1.00 ls	\$60,200.00	\$60,200
265213.0117 Temporary Power - Building Use	1.00 ls	\$42,000.00	\$42,000
265213.0118 Temporary Generator	6.00 mo	\$6,100.00	\$36,600
TOTAL: 26 05 00 Common Work Results for Electrical			\$6,038,782
TOTAL: 26 05 00 Common Work Results for Electrical			\$6,038,782
26 30 00 Facility Electrical Power Generating and Storing Equipment			
26 32 00 Packaged Generator Assemblies			
263213.0155 Diesel generator, with auto transfer switch; 800 kW	0.00 included	\$0.00	\$0
263213.0176 Diesel generator, initial fuel tank fill	1.00 ls	\$4,500.00	\$4,500
TOTAL: 26 32 00 Packaged Generator Assemblies			\$4,500
TOTAL: 26 30 00 Facility Electrical Power Generating and Storing Equipment			\$4,500
26 40 00 Electrical Protection			
26 41 00 Facility Lightning Protection			
265213.0136 Lightning Protection	0.00 included	\$0.00	\$0

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DESCRIPTION	QUANTITY	UNIT	TOTAL
265213.0137 Lightning protection; enhanced system	1.00 allow	\$25,000.00	\$25,000
TOTAL: 26 41 00 Facility Lightning Protection			\$25,000
TOTAL: 26 40 00 Electrical Protection			\$25,000
26 50 00 Lighting			
26 56 00 Exterior Lighting			
265213.0134 Light poles w/dual fixture	0.00 included	\$0.00	\$0
265213.0134 Light poles w/single fixture	0.00 included	\$0.00	\$0
265213.0135 Drill for Lightpole bases	28.00 ea	\$500.00	\$14,000
265213.0139 Light pole base	11.00 ea	\$3,750.00	\$41,250
265213.0140 Bollard light base	17.00 ea	\$750.00	\$12,750
TOTAL: 26 56 00 Exterior Lighting			\$68,000
TOTAL: 26 50 00 Lighting			\$68,000
TOTAL: 26 00 00 Electrical			\$6,136,282
27 00 00 Communications			
27 10 00 Structured Cabling			
27 13 00 Communications Backbone Cabling			
265213.0118 27A - Structured Cabling - Subcontract	1.00 ls	\$675,213.00	\$675,213
265213.0119 Cable Tray	0.00 included	\$0.00	\$0
265213.0121 Horizontal Cabling	0.00 included	\$0.00	\$0
265213.0122 Backbone Cabling	0.00 included	\$0.00	\$0
265213.0122 Backbone Cabling - OSP Relocate	1.00 allow	\$15,000.00	\$15,000
265213.0123 Equipment Room Fitting	0.00 included	\$0.00	\$0
265213.0124 Cabinets / Racks / Enclosures	0.00 included	\$0.00	\$0
265213.0127 In-Building Wireless System	0.00 included	\$0.00	\$0
265213.0131 FCI BIM Coordination	1.00 ls	\$20,100.00	\$20,100
265213.0131 Low Voltage Coordination	1.00 ls	\$12,500.00	\$12,500
TOTAL: 27 13 00 Communications Backbone Cabling			\$722,813
TOTAL: 27 10 00 Structured Cabling			\$722,813
27 40 00 Audio-Video Communications			
27 41 00 Audio-Video Systems			
265213.0128 27B - Audio/Video System - Subcontract	1.00 ls	\$1,863,022.00	\$1,863,022
265213.0129 TV - 43"	0.00 included	\$0.00	\$0
265213.0130 TV - 55"	0.00 included	\$0.00	\$0
265213.0131 TV - 65"	0.00 included	\$0.00	\$0
265213.0132 TV - 75"	0.00 included	\$0.00	\$0
265213.0133 TV - 85"	0.00 included	\$0.00	\$0
265213.0134 TV- 98"	0.00 included	\$0.00	\$0
265213.0135 Speakers	0.00 included	\$0.00	\$0
265213.0136 Microphones	0.00 included	\$0.00	\$0
265213.0137 PTZ Cameras	0.00 included	\$0.00	\$0
265213.0139 Public Address System	0.00 included	\$0.00	\$0
265213.0139 Room Scheduler	0.00 included	\$0.00	\$0
265213.0139 Sound Masking - Atlas	0.00 included	\$0.00	\$0
265213.0140 Control Panels	0.00 included	\$0.00	\$0
265213.0140 Interface Plates	0.00 included	\$0.00	\$0
265213.0141 Low Voltage Assistant Superintendent	1.00 ls	\$35,000.00	\$35,000
265213.0141 Network Switch for AV system - Anticipated change	1.00 ls	\$45,000.00	\$45,000
TOTAL: 27 41 00 Audio-Video Systems			\$1,943,022

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DESCRIPTION	QUANTITY	UNIT	TOTAL
TOTAL: 27 40 00 Audio-Video Communications			\$1,943,022
TOTAL: 27 00 00 Communications			\$2,665,835
28 00 00 Electronic Safety and Security			
28 10 00 Access Control			
28 12 00 General Requirements for Access Control Systems			
282311.0110 28A - Security Systems - Subcontract	1.00	ls	\$608,427.00
282311.0112 Access Control System - Card reader - Biometric	0.00	included	\$0.00
282311.0113 Access Control System - Card reader - Long Range	0.00	included	\$0.00
282311.0114 Access Control System - Card reader - Mullion	0.00	included	\$0.00
282311.0115 Access Control System - Card reader - Rough-in only	0.00	included	\$0.00
282311.0116 Access Control System - Keypad	0.00	included	\$0.00
282311.0117 Access Control System - Exterior Key switch	0.00	included	\$0.00
282311.0118 Access Control System - Exterior Personnel Verification device	0.00	included	\$0.00
282311.0119 Access Control System - Lock down button	0.00	included	\$0.00
282311.0120 Access Control System - Monitored Access Control Doors	0.00	included	\$0.00
282311.0121 Access Control System - Remote Control Access Door	0.00	included	\$0.00
282311.0122 Access Control System - Security Button DB	0.00	included	\$0.00
282311.0123 Access Control System - Security Button DC	0.00	included	\$0.00
282311.0124 Access Control System - Comp Cabling	0.00	included	\$0.00
282311.0128 Intrusion detection devices - Keypads	0.00	included	\$0.00
282311.0129 Intrusion detection devices - Panic/ Duress Buttons	0.00	included	\$0.00
282311.0130 Intrusion detection devices - Motion Sensors	0.00	included	\$0.00
282311.0131 Intrusion detection devices - Environmental Sensor	0.00	included	\$0.00
TOTAL: 28 12 00 General Requirements for Access Control Systems			\$608,427
TOTAL: 28 10 00 Access Control			\$608,427
28 20 00 Video Surveillance			
28 23 00 Video Management System			
282311.0106 28A - Security Systems - Subcontract	1.00	sub	\$271,289.00
282311.0106 Video Surveillance - Interior	0.00	included	\$0.00
282311.0107 Video Surveillance - Exterior	0.00	included	\$0.00
282311.0125 Video Intercom - Avigilon	0.00	included	\$0.00
282311.0126 Audio Intercom - iPhone	0.00	included	\$0.00
282311.0127 Video & Audio Intercom Stations	0.00	included	\$0.00
282311.0128 Security Systems Coordination	1.00	ls	\$16,500.00
282311.0132 FCI BIM Coordination	1.00	ls	\$23,000.00
TOTAL: 28 23 00 Video Management System			\$310,789
TOTAL: 28 20 00 Video Surveillance			\$310,789
TOTAL: 28 00 00 Electronic Safety and Security			\$919,216
31 00 00 Earthwork			
31 10 00 Site Clearing			
31 11 00 Clearing and Grubbing			
310000.0000 31A - Earthwork - Subcontract	1.00	sub	\$1,163,911.00
TOTAL: 31 11 00 Clearing and Grubbing			\$1,163,911
31 12 00 Selective Clearing			
311200.0113 Remove Curb & Gutter	0.00	included	\$0.00
311200.0114 Remove Sidewalks / Pavement	0.00	included	\$0.00
311200.0115 Remove asphalt paving at existing parking lot	0.00	included	\$0.00

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DESCRIPTION	QUANTITY	UNIT	TOTAL
311200.0116 Remove Security Fencing	0.00 included	\$0.00	\$0
311200.0118 Remove Lightpole Bases	0.00 included	\$0.00	\$0
311200.0118 Remove Trees	0.00 included	\$0.00	\$0
311200.0119 General Clean-up	2.00 wk	\$2,068.00	\$4,136
311200.0120 Layout & Surveying	1.00 wk	\$3,234.00	\$3,234
311200.0121 Sawcut Asphalt	8,500.00 lf	\$3.50	\$29,750
311200.0123 Haul & Dispose	1.00 ls	\$32,300.00	\$32,300
TOTAL: 31 12 00 Selective Clearing			\$69,420
TOTAL: 31 10 00 Site Clearing			\$1,233,331
31 20 00 Earth Moving			
31 23 00 Excavation and Fill			
312313.0205 Fine grade, Foundations	0.00 included	\$0.00	\$0
312313.0207 Fine grade, Asphalt Paving	0.00 included	\$0.00	\$0
312313.0211 Temporary fire access road; class 6 road base; 6" thick	0.00 included	\$0.00	\$0
312313.0211 Temporary fire access road; maintenance	1.00 ls	\$15,000.00	\$15,000
312313.0242 Mobilize	0.00 included	\$0.00	\$0
312313.0243 Clear & Grub building site	0.00 included	\$0.00	\$0
312313.0243 Clear & Grub laydown area	0.00 included	\$0.00	\$0
312313.0244 Strip & Stockpile Topsoil for laydown yard, berm perimeter	0.00 included	\$0.00	\$0
312313.0244 Strip & Stockpile Topsoil offsite	0.00 included	\$0.00	\$0
312313.0246 Import Structural Fill	0.00 included	\$0.00	\$0
312313.0248 Export Excess Materials	0.00 included	\$0.00	\$0
312313.0249 Cut to Fill & Compact - Loader	0.00 included	\$0.00	\$0
312313.0251 Export Caisson Materials	0.00 included	\$0.00	\$0
312313.0252 Rough Grade - Landscape areas	0.00 included	\$0.00	\$0
312313.0253 Grade & Backfill, Curb & Gutter	0.00 included	\$0.00	\$0
312313.0254 Fine Grade, Slab on void	0.00 included	\$0.00	\$0
312313.0255 Rip & Recompect - 12"; slab on void	0.00 included	\$0.00	\$0
312313.0257 Building Structural Excavation & Backfill	0.00 included	\$0.00	\$0
312313.0257 Site Foundation Structural Excavation & Backfill	0.00 included	\$0.00	\$0
312313.0258 Respread Topsoil	0.00 included	\$0.00	\$0
312313.0258 Stockpile Topsoil Offsite	0.00 included	\$0.00	\$0
312313.0261 Drainage Gravel @ Crawl Space	0.00 included	\$0.00	\$0
312313.0261 Drainage Gravel @ Slab on void	0.00 included	\$0.00	\$0
312313.0262 Foundation Drain	0.00 exclude d	\$0.00	\$0
312313.0263 Equipment rental: forklift w attachments & fuel	1.00 ls	\$108,750.00	\$108,750
312313.0263 Site Assistant Superintendent	1.00 ls	\$63,651.00	\$63,651
312313.0263 Skidsteer, w attachments & fuel	1.00 ls	\$91,350.00	\$91,350
312313.0275 Site Clean-Up	6.00 wk	\$3,480.00	\$20,880
312316.0435 Base course/gravel at laydown yard	1,609.93 cy	\$7.46	\$12,010
312316.0435 Remove Base course/gravel at laydown yard at end of project	1.00 ls	\$15,000.00	\$15,000
312316.0440 Temporary roadway for existing PD loading dock ; base course	109.66 cy	\$55.00	\$6,032
TOTAL: 31 23 00 Excavation and Fill			\$332,673
31 25 00 Erosion and Sedimentation Controls			
312500.0100 Fod Mats	0.00 included	\$0.00	\$0
312500.0105 Relocate Fod Mats	40.00 hrs	\$51.70	\$2,068
312500.0110 Silt Fencing	0.00 included	\$0.00	\$0
312500.0125 Inlet Protection	0.00 included	\$0.00	\$0
312500.0140 Sediment Control Logs	0.00 included	\$0.00	\$0

Broomfield PD

5.0 Descombes Drive Broomfield, CO 80020

Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



May 26, 2026

DESCRIPTION	QUANTITY	UNIT	TOTAL
312500.0150 Erosion Control Maintenance	87.00 week	\$258.50	\$22,490
312500.0165 Erosion Control and Fire Access Permit	1.00 sub	\$10,000.00	\$10,000
312500.0165 Storm Water Permit (per year)	2.00 ea	\$500.00	\$1,000
312500.0170 Storm Water Management Plan	1.00 ea	\$646.80	\$647
312500.0180 Street Cleaning	6.00 mo	\$2,500.00	\$15,000
TOTAL: 31 25 00 Erosion and Sedimentation Controls			\$51,204
TOTAL: 31 20 00 Earth Moving			\$383,877
31 60 00 Special Foundations and Load-Bearing Elements			
31 64 00 Caissons			
316416.0098 31B - Drilled Piers - Subcontract	1.00 sub	\$41,631.00	\$41,631
316416.0220 18" Drilled Piers - casing	0.00 included	\$0.00	\$0
316416.0220 24" Drilled Piers - casing	0.00 included	\$0.00	\$0
316416.0225 18" Drilled Piers - drilling	0.00 included	\$0.00	\$0
316416.0225 24" Drilled Piers - drilling	0.00 included	\$0.00	\$0
316416.0227 Drilled Pier Mobilization	0.00 included	\$0.00	\$0
316416.0231 Handwork	1.00 ls	\$2,068.00	\$2,068
316416.0232 Layout for deep foundations	80.00 hr	\$82.50	\$6,600
316416.0233 Stockpile pier spoils for export	274.91 cy	\$10.00	\$2,749
TOTAL: 31 64 00 Caissons			\$53,048
TOTAL: 31 60 00 Special Foundations and Load-Bearing Elements			\$53,048
TOTAL: 31 00 00 Earthwork			\$1,670,256
32 00 00 Exterior Improvements			
32 05 00 Common Work Results for Exterior Improvements			
32 05 00 Common Work Results for Exterior Improvements			
320505.0100 Jobsite Security System	20.00 mo	\$3,650.00	\$73,000
320505.0100 Webcam Service for Live Viewing	20.00 mo	\$900.00	\$18,000
320505.0101 Traffic Control - General	20.00 mo	\$1,050.00	\$21,000
TOTAL: 32 05 00 Common Work Results for Exterior Improvements			\$112,000
TOTAL: 32 05 00 Common Work Results for Exterior Improvements			\$112,000
32 10 00 Bases, Ballasts, and Paving			
32 12 00 Flexible Paving			
321200.0010 32A - Asphalt Paving - Subcontract	1.00 sub	\$520,774.00	\$520,774
321216.0010 Heavy Duty Composite Paving - 7" Asphalt over 9" Aggregate Base Course	0.00 included	\$0.00	\$0
321216.0010 Light Duty Composite Paving - 6.5" Asphalt over 7" Aggregate Base Course	0.00 included	\$0.00	\$0
321216.0146 Asphalt Mobilization	0.00 included	\$0.00	\$0
321216.0147 Rip & Recompact - 12"; paving	0.00 included	\$0.00	\$0
321216.0152 Asphalt patching at new drive entry	0.00 included	\$0.00	\$0
321216.0153 Manhole & Valve adjustments	0.00 included	\$0.00	\$0
321216.0156 Clean Paving prior to Second lift	4,932.38 sy	\$2.00	\$9,865
TOTAL: 32 12 00 Flexible Paving			\$530,639
32 13 00 Rigid Paving			
321300.0010 03A - Site Concrete - Subcontract	1.00 sub	\$745,442.00	\$745,442
321313.0010 6" Concrete Paving	0.00 included	\$0.00	\$0
321313.0011 6" Generator Pad, Utility Transformer Pad	0.00 included	\$0.00	\$0

Broomfield PD

5.0 Descombes Drive Broomfield, CO 80020

Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



May 26, 2026

DESCRIPTION	QUANTITY	UNIT	TOTAL
321313.0012 6" Trash Enclosure, Utility Enclosure Paving	0.00 included	\$0.00	\$0
321313.0013 Foundations for trash/utility enclosure and site wall	0.00 included	\$0.00	\$0
321313.0013 Traffic control	2.00 week	\$2,950.00	\$5,900
TOTAL: 32 13 00 Rigid Paving			\$751,342
32 16 00 Curbs, Gutters, Sidewalks, and Driveways			
321613.0155 Curb & Gutter	0.00 included	\$0.00	\$0
321613.0157 4' Concrete Pan	0.00 included	\$0.00	\$0
321623.0020 Stairs; on grade	0.00 included	\$0.00	\$0
321623.0120 6" Sidewalk - Scored Pattern	0.00 included	\$0.00	\$0
321623.0120 6" Sidewalk - Scored Pattern, Sandcape finish	0.00 included	\$0.00	\$0
321623.0120 Remove and Replace Sidewalk for new Gas Line	1.00 ls	\$6,500.00	\$6,500
321623.0121 Entry Crossspan	0.00 included	\$0.00	\$0
321623.0127 Retaining walls - Cast in Place at Hub Entry	0.00 included	\$0.00	\$0
321623.0127 Retaining walls - North site wall along 3rd Street	0.00 included	\$0.00	\$0
321623.0127 Retaining walls - Rain Gardens	0.00 included	\$0.00	\$0
321623.0129 Drill/Dig for bollards	0.00 included	\$0.00	\$0
321623.0129 Place Steel Bollards	28.00 ea	\$402.50	\$11,270
321623.0132 Boardwalk at Rain Garden Pier Footings	6.00 ea	\$1,500.00	\$9,000
321623.0144 Layout for site concrete	110.00 hr	\$82.50	\$9,075
TOTAL: 32 16 00 Curbs, Gutters, Sidewalks, and Driveways			\$35,845
32 17 00 Paving Specialties			
321216.0155 32A - Traffic Markings and Signs - Subcontract	1.00 sub	\$13,162.10	\$13,162
321723.0101 Pavement markings	0.00 included	\$0.00	\$0
321723.0104 Fire Lane Curb Painting	0.00 included	\$0.00	\$0
321723.0105 Stop Bars	0.00 included	\$0.00	\$0
321723.0106 Crosswalk Striping	0.00 included	\$0.00	\$0
321723.0107 Traffic Signs	0.00 included	\$0.00	\$0
321723.0108 Traffic Signs - Not in Drawings (Fire Lane)	1.00 ls	\$1,100.00	\$1,100
TOTAL: 32 17 00 Paving Specialties			\$14,262
TOTAL: 32 10 00 Bases, Ballasts, and Paving			\$1,332,088
32 30 00 Site Improvements			
32 31 00 Fences and Gates			
323000.0100 32B - Fencing & Gates - Subcontract	1.00 sub	\$424,777.00	\$424,777
323113.0105 Site Security Fence - Metal - 8' High	0.00 included	\$0.00	\$0
323113.0380 Existing Walk Gates - Update hardware	0.00 included	\$0.00	\$0
323132.0110 Decorative Fencing - 6' Average height on Retaining Walls	0.00 included	\$0.00	\$0
323132.0135 Security Fence Gates - Wallace Perimeter, Foldsmart Bi-Folding Speedgate	0.00 included	\$0.00	\$0
323132.0136 Decorative Metal Gates - Ametco - 12' x 8'	0.00 included	\$0.00	\$0
323132.0137 Decorative Metal Gates - Ametco - 16' x 8'	0.00 included	\$0.00	\$0
323132.0366 Fence; maintenance and relocating; chainlink - 6' h	1.00 ls	\$15,000.00	\$15,000
323132.0366 Fence; temporary; chainlink - 6' h	3,299.26 lf	\$9.40	\$31,013
323132.0367 Fence; temporary; add for mesh screen	2,474.25 ea	\$2.00	\$4,949
TOTAL: 32 31 00 Fences and Gates			\$475,739
32 33 00 Site Furnishings			
323300.0100 32D - Site Furnishings - Subcontract	1.00 sub	\$57,480.00	\$57,480
323343.0105 Cast Stone Bench - Twig - Landscapeforms	0.00 included	\$0.00	\$0
323343.0126 Fixed Stainless Steel Bollard - Derby, 350F, ground mount - Bollardsusa	0.00 included	\$0.00	\$0
323343.0127 Bike Rack - Single Loop - Belson	0.00 included	\$0.00	\$0

Broomfield PD

5.0 Descombes Drive Broomfield, CO 80020

Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



May 26, 2026

DESCRIPTION	QUANTITY	UNIT	TOTAL
323343.0128 Trash Receptacle - Chase Park - Landscapeforms	0.00 included	\$0.00	\$0
323343.0130 Table & Chairs - 42" Catena Table	0.00 included	\$0.00	\$0
323343.0131 10G - Flagpoles - Subcontract	1.00 sub	\$42,298.00	\$42,298
323343.0131 Flagpole including base	0.00 included	\$0.00	\$0
323343.0131 Site Assistant Superintendent	1.00 ls	\$63,651.00	\$63,651
323343.0131 Site Furnishings - Unload, Store, Installation	1.00 ea	\$7,500.00	\$7,500
TOTAL: 32 33 00 Site Furnishings			\$170,929
TOTAL: 32 30 00 Site Improvements			\$646,668
32 80 00 Irrigation			
32 84 00 Planting Irrigation			
328423.0100 32C - Landscaping - Subcontract	1.00 sub	\$575,030.00	\$575,030
328423.0105 Irrigation system, complete; commercial	0.00 included	\$0.00	\$0
328423.0105 Modular Container Irrigation System - Tournesol - @ Front Entry	0.00 included	\$2,200.00	\$0
328423.0106 Irrigation system - Sleeves	1.00 ls	\$11,500.00	\$11,500
328423.0107 Repair Irrigation system at laydown yard	1.00 ls	\$15,000.00	\$15,000
TOTAL: 32 84 00 Planting Irrigation			\$601,530
TOTAL: 32 80 00 Irrigation			\$601,530
32 90 00 Planting			
32 91 00 Planting Preparation			
329113.0100 Geotextile fabric	0.00 included	\$0.00	\$0
329113.0125 Cedar Mulch - Tree Bases	0.00 included	\$0.00	\$0
329113.0125 Cobble Mulch 2"-4" - W/ Fabric	0.00 included	\$0.00	\$0
329113.0125 Rock Mulch 3/4" Granite - No Fabric	0.00 included	\$0.00	\$0
329119.0111 Soil Amendment, 3-cy/1,000 sf	0.00 included	\$0.00	\$0
TOTAL: 32 91 00 Planting Preparation			\$0
32 92 00 Turf and Grasses			
329223.0100 Bioretention Growing Media - 18"	0.00 included	\$0.00	\$0
329223.0100 Fliter Gravel - 6"	0.00 included	\$0.00	\$0
329223.0100 Water Quality Pond Seed Mix	0.00 included	\$0.00	\$0
329223.0101 Kentucky Bluegrass- Sod	0.00 included	\$0.00	\$0
329223.0101 Replace Grass/Turf - Sod at laydown yard	0.00 included	\$0.00	\$0
329223.0102 Bermudagrass - Sod	0.00 included	\$0.00	\$0
TOTAL: 32 92 00 Turf and Grasses			\$0
32 93 00 Plants			
329333.0100 Deciduous shrubs	0.00 included	\$0.00	\$0
329333.0101 Ornamental grasses	0.00 included	\$0.00	\$0
329333.0102 Evergreen shrubs	0.00 included	\$0.00	\$0
329333.0103 Pernnial shrubs	0.00 included	\$0.00	\$0
329343.0100 Decidious trees - 2.5" caliper	0.00 included	\$0.00	\$0
329343.0101 Ornamental trees - 2.5" caliper	0.00 included	\$0.00	\$0
329343.0102 Evergreen Trees - 6'	0.00 included	\$0.00	\$0
TOTAL: 32 93 00 Plants			\$0
32 94 00 Planting Accessories			
329413.0100 Steel edging	0.00 included	\$0.00	\$0
329419.0104 Landscaping Boulders -Mossrock	0.00 included	\$0.00	\$0
TOTAL: 32 94 00 Planting Accessories			\$0
32 96 00 Transplanting			
329643.0136 Landscaping Maintenance	1.00 ls	\$15,000.00	\$15,000

Broomfield PD

5.0 Descombes Drive Broomfield, CO 80020

Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



May 26, 2026

DESCRIPTION	QUANTITY	UNIT	TOTAL
329643.0137 Landscaping Repairs - General	1.00 ls	\$20,000.00	\$20,000
329643.0137 Landscaping Repairs - Replace Topsoil and Reseed Laydown Yard	1.00 ls	\$20,000.00	\$20,000
329643.0138 Dumpsters	12.00 ea	\$568.00	\$6,816
TOTAL: 32 96 00 Transplanting			\$61,816
TOTAL: 32 90 00 Planting			\$61,816
TOTAL: 32 00 00 Exterior Improvements			\$2,754,101
33 00 00 Utilities			
33 10 00 Water Utilities			
33 14 00 Water Utility Transmission and Distribution			
330000.0100 33A - Utilities - Subcontract	1.00 sub	\$1,077,571.00	\$1,077,571
331419.0100 Fire Hydrant	0.00 included	\$0.00	\$0
331419.0100 Relocate Fire Hydrant	0.00 included	\$0.00	\$0
331419.0105 2" Copper Domestic Water Service	0.00 included	\$0.00	\$0
331419.0115 8" PVC Water Main	0.00 included	\$0.00	\$0
331419.0115 Connect to Existing Water Line	0.00 included	\$0.00	\$0
331419.0120 12" PVC Water Main w/Class 1 Structural Backfill	0.00 included	\$0.00	\$0
331419.0120 Asphalt Removal & Patch back	0.00 included	\$0.00	\$0
331419.0121 Curb & Gutter Remove and Replace	0.00 included	\$0.00	\$0
331419.0121 Sidewalk Removal and Replace	0.00 included	\$0.00	\$0
331419.0121 Valley Pan Removal and Replace	0.00 included	\$0.00	\$0
331419.0125 Street Occupancy Permit	0.00 included	\$0.00	\$0
331419.0125 Traffic Control	0.00 included	\$0.00	\$0
331419.0135 Lower Existing 12" Water Main	0.00 included	\$0.00	\$0
331419.0145 6" DIP Fire hydrant line	0.00 included	\$0.00	\$0
331419.0145 6" DIP Fire service line	0.00 included	\$0.00	\$0
331419.0200 Fire service entry	0.00 included	\$0.00	\$0
331419.0205 Domestic service entry	0.00 included	\$0.00	\$0
TOTAL: 33 14 00 Water Utility Transmission and Distribution			\$1,077,571
TOTAL: 33 10 00 Water Utilities			\$1,077,571
33 30 00 Sanitary Sewerage			
33 31 00 Sanitary Sewerage Piping			
333113.0100 6" Cleanouts	0.00 included	\$0.00	\$0
333113.0100 6" PVC connector to Sand/Oil Interceptor	0.00 included	\$0.00	\$0
333113.0100 6" PVC Sanitary sewer service	0.00 included	\$0.00	\$0
333113.0100 Connect to existing	0.00 included	\$0.00	\$0
TOTAL: 33 31 00 Sanitary Sewerage Piping			\$0
TOTAL: 33 30 00 Sanitary Sewerage			\$0
33 40 00 Stormwater Utilities			
33 41 00 Subdrainage			
334113.0197 Rigid PVC pipe; 6" dia roof drain	0.00 included	\$0.00	\$0
334113.0200 Rigid PVC pipe; 12" dia	0.00 included	\$0.00	\$0
TOTAL: 33 41 00 Subdrainage			\$0
33 42 00 Stormwater Conveyance			
334211.0116 15" RCP	0.00 included	\$0.00	\$0
334211.0117 18" RCP	0.00 included	\$0.00	\$0
TOTAL: 33 42 00 Stormwater Conveyance			\$0

Broomfield PD

5.0 Descombes Drive Broomfield, CO 80020

Estimate Version: GMP CD's

Project Duration: 20 Months

Project SF: 87,000

Estimator: Steve Rademacher



May 26, 2026

DESCRIPTION	QUANTITY	UNIT	TOTAL
33 46 00 Stormwater Management			
334653.0111 Rain Garden - Perf drain, rock, fabric, sand & peat mix	0.00 included	\$0.00	\$0
334653.0112 Rain Garden - Waterproof liner	0.00 included	\$0.00	\$0
334653.0113 Construct 5' Dia Manhole over existing storm line	0.00 included	\$0.00	\$0
334653.0113 Manhole - 4' dia	0.00 included	\$0.00	\$0
334653.0115 Nyloplast Drain basin - 12"	0.00 included	\$0.00	\$0
334653.0118 Cap/Plug existing lines	0.00 included	\$0.00	\$0
334653.0118 Demo existing inlets	0.00 included	\$0.00	\$0
334653.0118 Demo existing storm piping	0.00 included	\$0.00	\$0
334653.0118 Remove and Replace Type R Inlet	0.00 included	\$0.00	\$0
334653.0119 Type C Inlet - Rain Gardens	0.00 included	\$0.00	\$0
TOTAL: 33 46 00 Stormwater Management			\$0
TOTAL: 33 40 00 Stormwater Utilities			\$0
TOTAL: 33 00 00 Utilities			\$1,077,571



GMP Clarifications, Qualifications & Assumptions

Project Name: Broomfield Police Department

Project Location: 5 Descombes Drive Broomfield, CO

Date: 5/27/2026

Scope of the Project

- Project Type, size, components
 - 87,000 SqFt New Construction
 - 5.15 Acres Site Area
- The Construction Manager's general conditions and general requirements are included, based on a period of Twenty (20) months, and is based on a July, 2026 start date.
- Project to be conducted during normal working hours.
- Alternates – See attached list of bid alternates and their current acceptance status.
- For any Bid Alternates or VE Items that have not yet been fully designed, it is anticipated that the design team will issue an appropriate change document which FCI reserves the right to revisit pricing accordingly. Time is of the essence, as acceptance and subsequent design changes can have an impact on the construction schedule. Owner, design team, and FCI will work diligently together to track decision dates and any cost / schedule implications.

Basis of the GMP Proposal Estimate

- The GMP Proposal has been prepared based on the following documents:
 - The Contract Drawings entitled "GMP Set" dated 4/17/2026 as prepared by Anderson Mason Dale. Refer to Enumeration of Documents for complete listing of drawings.
 - The Project Specifications entitled "GMP Set Project Manual," dated 17 April, 2026 as prepared by Anderson Mason Dale. Refer to Enumeration of Documents for complete listing of specifications.
 - Addendum #01 dated 04/29/2026 as prepared by Anderson Mason Dale.
 - Addendum #02 dated 05/03/2026 as prepared by FCI Constructors, Inc.
 - Addendum #03 dated 05/07/2026 as prepared by Anderson Mason Dale.
 - Addendum #04 dated 05/12/2026 as prepared by Anderson Mason Dale.
 - The Geotechnical Investigative Report entitled "Geotechnical Engineering Study and Pavement Thickness Design", dated 09/11/2025 as prepared by Kumar & Associates. This report is not considered part of the Contract Documents.
 - The Construction Manager's GMP Proposal dated 5/27/2026.
 - The Pre-Bid RFI responses listed in the Enumeration of Documents.
- The sizes, quantities and descriptions indicated within the GMP Proposal are part of these clarifications, qualifications and assumptions.
- These clarifications, qualifications and assumptions are intended to supplement the GMP Proposal and the GMP Documents and are an attempt to inform the Owner and the Architect of the Construction Manager's interpretation of the scope items which are included or excluded, and which may not be clearly shown or defined by specification, plan, elevation, detail, section, schedule or schematic.
- We assume that XXX manufacturer, although not noted as the basis of design, yet they are noted as an approved manufacturer and are assumed to be equivalent and acceptable.
- Unit Prices – See attached list of Unit Prices (if applicable).
- Allowances – The following Allowances have been included within the estimate. Costs associated with these allowances will be tracked on a time and material basis and if the actual cost comes under budget, those savings will be returned to owner. If actual costs exceed the stated allowance, a request for change order will be submitted.

#	Title	Description	Value (\$)
#1	10B – Signage	Building Signage and Interior Wayfinding	\$150,000
#2	Lightning protection	Enhanced system	\$25,000
#3	Backbone cabling	OSP Relocate	\$15,000

GMP Clarifications, Qualifications & Assumptions

Project Name: Broomfield Police Department

Project Location: 5 Descombes Drive Broomfield, CO

Date: 5/27/2026

General Notes

- The GMP proposal includes the following Contingency amounts.
 - 4% Design/Bid Contingency shall be controlled by the CM/GC and used at its discretion to resolve unforeseen issues that are not currently addressed in the design documents, and other items such as permitting requirements, incomplete or inaccurate project information, estimating inaccuracies, scope gaps, and buyout reconciliation; Upon completion of subcontractor buyout, any remaining amounts shall be transferred to the Construction Contingency.
 - 3% Construction Contingency is to be used in accordance with the Agreement.
- Impacted Materials - Certain construction material markets are experiencing or expected to experience significant, industry-wide fluctuation during the performance of the Work that may impact price, availability, and delivery time frames. If during the performance of the Work an Impacted Material item experiences an increase in price or a delay in delivery, beyond the control of and without the fault of the Contractor, its Subcontractors and suppliers, the Contractor may notify the Owner in writing within twenty-one (21) days from the date the basis for an equitable adjustment to the Contract Price, or a change to the Contract Schedule and shall provide appropriate documentation substantiating such adjustment. Payment for an adjustment shall be made in accordance with the terms of the Agreement concerning payment of agreed change orders. The Contractor shall not be liable to the Owner for any expenses, losses or damages arising from a delay in the delivery of an Impacted Material. Owner agrees it will not withhold or seek payment of liquidated damages pursuant to the terms of the agreement for material delays beyond the control of and without the fault of the Contractor.
- Due to the timeframe between FCI's assembly of the estimate, presentation to the owner, and acceptance and execution of the contract, this estimate is based on FCI's ability to execute subcontracts identified within the estimate at the stated amounts. Should an unexpected event occur that precludes subcontract execution, FCI will immediately notify Owner and either submit a revised estimate prior to contract execution or if the contract has been previously executed, a change order with justification will be issued and executed to update the Subcontract amount(s) to the extent they are higher than those included. Any issues arising from this must be identified by FCI and communicated to the Owner within 60 days of Notice to Proceed. Owner and FCI will work diligently together to resolve these items in an expedited manner.
- The Owner shall pay for all regulatory permits and plan review fees including Building and Environmental permits (if required).
- Sales, Use Tax is exempt.
- Diversity business goals do not apply to this project.
- Davis Bacon or other Prevailing wages do not apply to this project.
- This GMP Proposal represents specifically identified construction costs only. Therefore, all other "Owner's Costs" are not included. The following items are considered "Owner's Costs":
 - Owner administrative costs or fees.
 - Land costs and Development Fees
 - Legal fees or expenses.
 - F.F.&E. items (Furniture, Fixtures and Equipment).
 - Artwork, murals, or exhibits.
 - Owner's Contingency. FCI recommends the Owner carry separate amounts of the Contingencies noted above.
 - Architectural/Engineering Design costs other than delegated design as identified in the GMP estimate.
 - Material Testing or Special Inspections costs.
 - Third Party commissioning, air leakage or blower door testing, water infiltration testing costs.
 - Moving expenses
 - Others noted in Divisional sections below.



GMP Clarifications, Qualifications & Assumptions

Project Name: Broomfield Police Department

Project Location: 5 Descombes Drive Broomfield, CO

Date: 5/27/2026

- Electronic, CAD or BIM "As-Builts" are not included. FCI Constructors will maintain "As-Built" drawings at the jobsite throughout the construction phase and provide copies to the Architect and Owner at Final Completion.
- The GMP Proposal is based on the premise and understanding that FCI Constructors will have full control to reallocate any funds and/or budgets within the GMP (excluding allowances, lump sum General Conditions and Contingency unless approved by the Owner) as determined necessary in the execution of the CM Contract.
- General Conditions costs are based upon a continuous workflow throughout the project; unforeseen work stoppages that may necessitate re-mobilization have not been included in the project schedule or pricing.
- Weather protection / Winter conditions costs (if any) included in the GMP are based on the construction start date noted above. Should construction commencement be delayed due to reasons outside of FCI's control, FCI reserves the right to request a revision to the construction schedule and costs accordingly.

Division 01 – General Requirements

- Payment and Performance Bonds are included at the fixed percentage of .65% and will be invoiced as a lump sum amount in the first pay application.
- General Liability Insurance is included at the fixed percentage of 1.00% and will be invoiced as a lump sum amount in the first pay application.
- Builder's Risk Insurance is included at the fixed percentage of 1.34% and will be invoiced as a lump sum in the first pay application.
 - Should a Builder's Risk claim occur, any deductibles or uncovered costs will be treated as a change order to the Construction Manager's Contract.
- Subcontractor Default Insurance is included as an alternative to Subcontractor Bonds and will be invoiced as a lump sum in the first pay application.
- This proposal does not include any tap fees, connection charges, system charges, impact fees, meter fees, or other regulatory requirements/fees. Any of these fees that are applicable to the project will be paid directly by the Owner.
- The costs associated with temporary water, sewer, and electrical utilities will be paid for by the Construction Manager through the date of Substantial Completion at which time these utilities shall be transferred into the Owner's name and become the responsibility of the Owner.
- Dry utilities design fees, service fees and installation of dry utilities (gas service, electrical service, and phone / data service) to on-site termination point, are not included and are assumed to be by Owner, if required.
- We have included a one (1) year workmanship warranty.
- We have not included costs associated with sustainable building programs (such as LEED, Green Globes, etc.) as they do not apply to this project.
- Any down payment requirements from suppliers or subcontractors are assumed to qualify as billable materials.
- Building mock-ups are included either as shown in the design documents or as assumed required by FCI Constructors.
- Due to the clarification of Seismic Category A, we have not included cost premiums for seismic requirements.

Division 02 – Existing Conditions

- We specifically exclude any asbestos abatement, lead paint abatement or removal, PCB abatement or removal, and related surveys, air monitoring, clearances, testing services, etc.
- Our estimate does not include removal of the existing solar panel array. We are including removal of the concrete foundations.

Division 03 – Concrete

GMP Clarifications, Qualifications & Assumptions

Project Name: Broomfield Police Department

Project Location: 5 Descombes Drive Broomfield, CO

Date: 5/27/2026

- We have not included any additional costs for admixtures or treatments of concrete slabs that may be required to place floor coverings prior to proper concrete curing timeframes.
- We have included Moisture-Retaining Cover at the first-floor slabs only.

Division 04 - Masonry

- We have included single sided ground face CMU at trash/generator enclosure.
- Our cast stone materials are bid with embedded plates in lieu of embedded bolts.

Division 05 – Steel

- We have not included any additional costs to produce Architecturally Exposed Structural Steel (AESS).
- The platform and ramp exiting the roof access stairs/elevator is fabricated steel based on Addendum 4 attachment for PHP System/Design access platform.
- We have included Rain Garden walkway steel in Division 5
- We have included 2 ea ladders for crawl space access.
- We have not included 05 40 00.B00 – Light Gage Steel Angle
- We have included pricing for embeds at all Cast Stone head details in lieu of a bolted connection as shown.
- We have included cost for a permanent Fall Protection System at the roof level.

Division 06 – Carpentry

- We have included cost premiums related to hiring specialty certifications, such as AWI, QCP manufacturers or installers to produce the manufactured millwork and cased goods. Labeling of millwork or cased goods is not included.
- Millwork laminates are included as standard grade Formicas pending color selection.
- Hardware and fasteners used in the attachment of CLT have been included as zinc coated.
- CLT panel joints have been included using splines made of AdvanTech intended for shear up to 1500 Lbs/Ft.
- Sansin KP-32 is included as field-applied, as this cannot be shop-applied.
- CLT panels included as Spruce-pine-fir (SPF) species with 1 coat of clear protective sealant (KP-12UW) factory-applied in 1 coat to the visible (bottom) side of panels.

Division 07 – Thermal and Moisture Protection

- We have not included custom paint colors for parapet caps to match MCM Panels 1&2. Depending on what color is chosen, colors may have fractures or paint cracking depending on radiuses and darker paint colors.
- We have not included custom paint colors for any panels.
- We have not included substrate board per specification 075323.2.5.A, this is not required for Carlisle Assembly & Warranty
- Flood testing of roofing systems are not included.

Division 08 – Doors and Windows

- We have included a standard white finish for the overhead doors
- Specification Section 08 41 13.16 includes Total Security Solutions systems pricing based on quantities provided by Anderson Mason Dale. Includes Tested and Rated UL 752 Level 4; 1-1/4" TSS 004 GCNP low spall (glass clad) fabricated into Level 4 BL 3.5 aluminum 2-piece channel with reducer.
- We have not included any security window film at the exterior glazing.
- We have included Level 4 ballistic rated glass at the (SW) transaction windows.
- Detention doors per Door Schedule Remark 16: HM – 161.1, 161.2, 163, V169.1 – No detention HM specification. Included as 16ga – steel stiffened door and 14ga frames. Hardware as specified in Hardware Schedule.
- Detention doors per Door Schedule Remark 16: Wood – 167, 221, 271 – No detention specification. Included as standard wood doors and hardware as specified in Door Hardware Schedule.

Division 09 – Finishes

GMP Clarifications, Qualifications & Assumptions

Project Name: Broomfield Police Department

Project Location: 5 Descombes Drive Broomfield, CO

Date: 5/27/2026

- We have included costs for the delegated design and engineering of cold-formed metal framing systems.
- We have included costs for high performance grout at floor tile at wet areas
- We have included crack isolation membranes for the floor tile.
- We have included cost premiums for product and or procedures necessary to address moisture mitigation of concrete sub-surfaces prior to carpet flooring, & sealed concrete installation only.
- We have not included tiles CT-6 and CT-7 as none were shown.
- We have included Seismic A for ACT ceilings only.
- We have not included sealing the floor below raised access flooring.
- We have not included cutting individual carpet tiles in raised access flooring areas.
- We have included LVT-1 & LVT-2 as 4mm thickness as none was listed in specification.
- We have not included costs for painting spray applied fireproofing areas.
- We have not included masonry water repellants and anti-graffiti sealers.
- We have included a mid-grade custom wall graphic for WC-2.
- We have not included any interior finishes for Room 301.
- We have not included sealing of precast stair treads.
- We have included one coat of sealer for exterior CLT
- Specification for polished concrete states nominal depth of grid is $\frac{1}{4}$ ", this is incorrect statement as the $\frac{1}{4}$ " refers to the aggregate size. Per CPC Guidelines, final finish will be 80-90% Full aggregate, 10-20% blend of cement fines and fine aggregate.

Division 10 – Specialties

- We have not included TA-10 hand dryers as none were shown.
- We have included 1 Gun Belt Rack, as indicated in drawings.

Division 11 – Equipment

- For all residential appliances that did not have a manufacturer listed on the Equipment Schedule A-505, we used industry standard residential appliances for pricing.

Division 12 – Furnishings

- We have not included attic stock for window coverings.
- For all equipment that did not have a manufacturer listed on the Equipment Schedule A-505, we used industry standard equipment for pricing

Division 13 – Special Systems

- We have included BiteGuard 1624 Top Swing Silver Surface Mounted kennel doors
- We have included a fabricated steel structure, foundations, and metal roof decking for Parking Canopies to mount Photovoltaic Systems. The PV system is 198.24 kW.

Division 14 – Conveyance

- We can only offer a One (1) year workmanship warranty on the Elevator(s), regardless of any extended workmanship warranty specified. If the Owner desires, this additional warranty period may be offered through the elevator subcontractor and may be contingent upon a supplemental service agreement for that same period.
- FCI will require that the Owner execute a separate maintenance and service agreement with the Elevator subcontractor directly, prior to turning the elevator over for Owner usage.

Division 21 – Fire Suppression

- Fire Sprinkler costs assume existing water utilities will provide adequate water pressure for the Fire Sprinkler system. We have not included costs for a fire system booster pump.
- We have included Pre-Action Fire Suppression systems where noted in the plans, however adequate storage for system tanks has not been provided in the current plans. This will need to be coordinated if all Pre-Action areas are to remain a requirement.
- We have included provisions for Fire Watch due to a portion of the building exceeding 40' in height

GMP Clarifications, Qualifications & Assumptions

Project Name: Broomfield Police Department

Project Location: 5 Descombes Drive Broomfield, CO

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Division 22 - Plumbing

- Plumbing has been included per the documents, and we have estimated completion of systems.
- Plumbing costs assume existing water utilities will provide adequate water pressure for the plumbing system. We have not included costs for a domestic water booster pump, and it has not been designed as a requirement for the project.
- Seismic has not been included and is not anticipated as a requirement for this trade.
- We have included one sump pump and pit in the West crawl space.

Division 23 - HVAC

- HVAC has been included per the documents, and we have estimated completion of systems.
- Aaon RTU's are included per basis of design. Access platforms for access are not shown as required and have not been included.
- Duct system and RTU external static pressure is being reviewed; we have included a \$78,000. Allowance for any anticipated changes.
- ATS controls are being included per "Alerton HVAC Division Master Spec 1.7.26",
- We have included assistance only with Owner's 3rd party commissioning agent.
- We have not included maintenance of the mechanical system during warranty period.
- VAV boxes are designed with staged electrical heat; we have included them with SCR (modulating) controls for improved performance.
- Seismic for RTU-6 is included at the 911 Call Center; Seismic has not been included and is not anticipated as a requirement for this trade in all other areas.
- Additional (5) electrical unit heaters have been included for heating of anticipated spaces not indicated in documents.
- Additional (13) Security Man Bars have been included for areas of anticipated not indicated in documents.
- Heat Trace on drain traps for walk-in freezer and cooler is anticipated as required and included, not indicated in documents.
- Acoustical requirements have been included per the documents; we are not anticipating any additional requirements.
- 1 year warranty has been included per the design documents.

Division 26 - Electrical

- We have included coordination and ARC fault studies with third party NETA testing.
- We have included Schnieder Electric metering for the energy monitoring system.
- We have included aluminum feeders for service entrance from the utility transformer to MDC and all other feeders will be copper.
 - We have included (9) runs for #500 Aluminum from the secondary feeder from the utility transformer to the Main Switchboard.
- We have included (1) Level 3 EV chargers and (2) Level 2 EV Charger.
- We have not included requirements for Seismic Design Category A.
- We have included single point power connections to the Duty Bag Cubbies & Equipment.
- We have included single point connection to the Lockers in Men's and Women's Rooms 270 & 275.
- We have included a Lightning Protection system. We did not include a ground ring.
- We have included Schneider UPS according to the one-line diagram. We have not included any rack mounted UPS systems.

Division 27 - Communications

- We have not included servers, network switches, routers, PDU's, VOiP or PBX equipment.
- We have included category 6A horizontal cabling for all data and WAP locations.
- We have not included fiber optic patch cables.
- We have not included RG-11 Coax.

GMP Clarifications, Qualifications & Assumptions

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Date: 5/27/2026

- We have included cabling to be run in free air using j-hooks or cable tray where accessible. Inaccessible areas will have cables installed in EMT conduit.
- We have included Distributed Antenna Systems (DAS) for Emergency Responder Radio Coverage System (ERRCS) and related testing.
- We have included Distributed Antenna Systems (DAS) for cellular enhancement.
- We have included costs for the anticipated addition of a Network Switch for the AV System.

Division 28 – Electronic Safety and Security

- We have included an Avigilon access control system with video intercom.
- We have not included an AXON interview system.
- We have included an Avigilon video surveillance system.
- We have included a Notifier analog addressable fire alarm system.
- We have included an Intercom System with AiPhone.
- We have included an Intrusion Detection System.

Division 31 – Earthwork

- Our GMP Estimate assumes that the Design Team has interpreted the Geotechnical report and provided specific scope and design requirements within the plans and specifications. Specific clarifications to any contradictions are interpreted and are noted below:
- We have included costs for over-excavation under building slab on void as follows:
 - Depth of 4' feet below bottom of slab on void section.
 - Using existing on-site conditioned materials.
- We have included 6" class 6 road base under slab on void areas.
- We have not included costs to repair improvements damaged by subsidence, settlement or heaving of properly compacted materials.
- We have included removing the solar field and associated foundations.

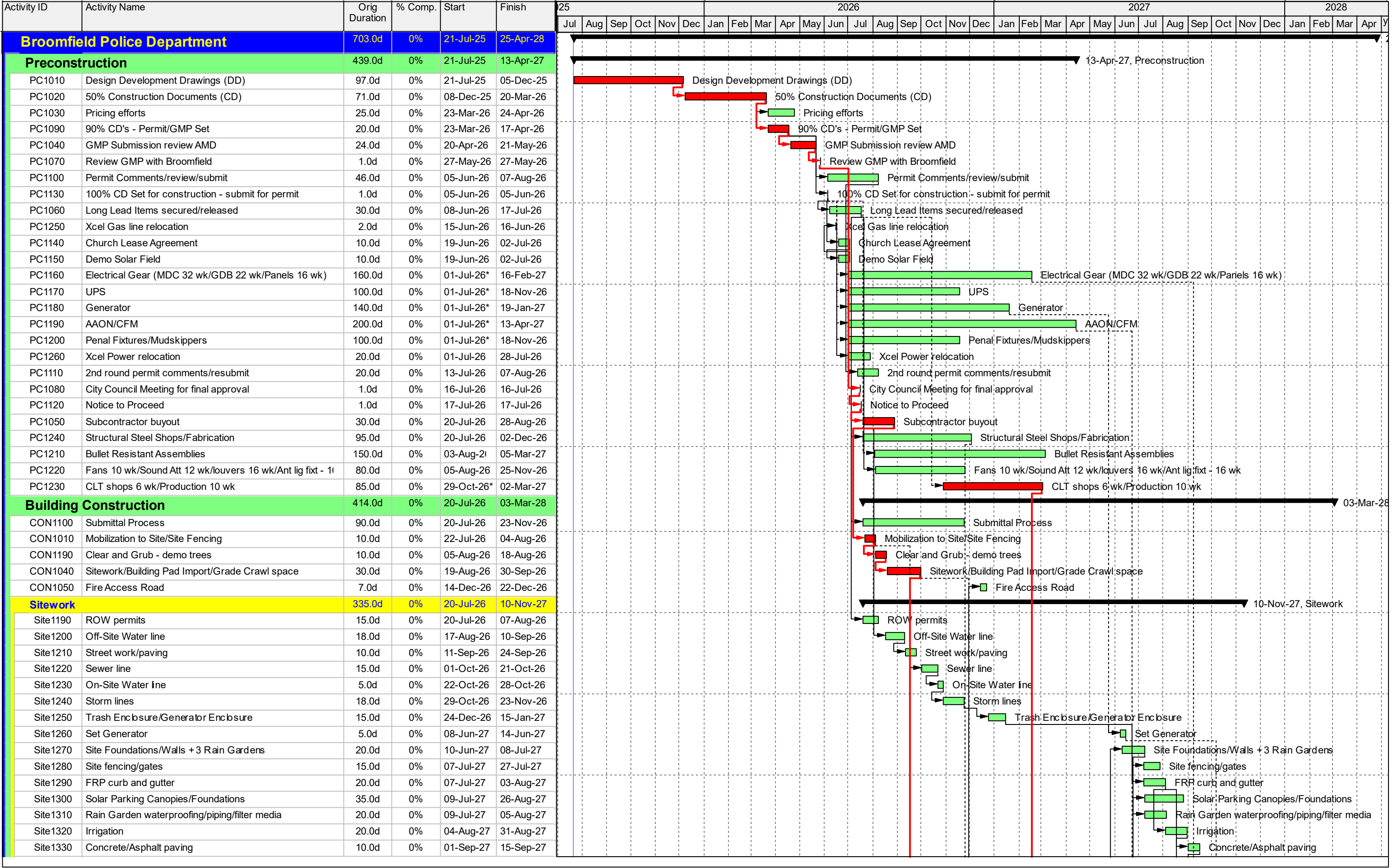
Division 32 – Exterior Improvements

- We have included costs for 2' over-excavations for site hardscapes.
- We have excluded Bermuda Grass as a WEED, as it is called for in drawings.
- We have included a one-year warranty for landscape materials.
- We have included Composite Hot Mixed Asphalt and Aggregate Road Base in all asphalt paving locations.
- We have included 4 FIRE LANE signs with posts.
- Outdoor Bike Rack HM-1284CG238 is no longer available. Included HR-IG-EPX Bike Racks.

Division 33 – Utilities

- We assume that closure of one lane 3rd Avenue for 12" waterline.
 - We have included flashfill at 12" waterline in 3rd Avenue.
 - We have assumed 9" full depth patch back paving in 3rd Avenue.
- We have assumed a depth of 4.5' – 6' below finish grade for the onsite water line lowering.

END OF CLARIFICATIONS, QUALIFICATIONS & ASSUMPTIONS





ENUMERATION OF DOCUMENTS

PROJECT: Broomfield Police Department

BID SET: GMP Construction Documents

PROJECT SPECIFICATION MANUAL

DATE OF ISSUE:

4/17/2026

The GMP Estimate has been prepared based on the following documents:

The Drawings entitled "Broomfield Police Department, GMP Set", dated 4-17-2026 as prepared by AndersonMasonDale and the following consultants.

McClaren, Wilson & Lawrie - Associate Architect

Lime Green Design, Inc. – Landscaping

JVA, Inc. – Civil

JVA, Inc. – Structural

Cator Ruma & Associates, Co. – Plumbing, Mechanical, Electrical

BCER – Data Cabling, Audio Video Systems, Security Systems

Group 14 Engineering - Energy Modeling & Sustainability

Big Sky Acoustics - Acoustical Consulting

Addendum #01 dated 4/29/2026 as prepared by AndersonMasonDale

Addendum #02 dated 5/03/2026 as prepared by FCI Constructors, Inc.

Addendum #03 dated 5/07/2026 as prepared by AndersonMasonDale

Addendum #04 dated 5/12/2026 as prepared by AndersonMasonDale

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	23 51 00 BREECHINGS, CHIMNEYS, AND STACKS	4
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THIRD AMENDMENT TO CONSULTING AGREEMENT BY AND BETWEEN THE CITY
AND COUNTY OF BROOMFIELD AND ANDERSON MASON DALE ARCHITECTS FOR
THE BROOMFIELD POLICE BUILDING PROJECT

1. PARTIES. The parties to this Second Amendment for the Broomfield Police Building (this "Second Amendment") are the City and County of Broomfield, a Colorado municipal corporation and county (the "City"), and Anderson Mason Dale Architects, P.C. a Colorado professional corporation (the "Consultant"), collectively, the "Parties", individually, the "Party".
2. RECITALS. The recitals to this First Amendment are incorporated herein by this reference as though fully set forth in the body of this First Amendment.
 - 2.1. The Parties entered into a Consulting Agreement dated May 31, 2024 (the "Original Agreement"), in which the Consultant agreed to provide consulting services for the first phase of the Broomfield Police Building Project.
 - 2.2. The parties entered into a First Amendment to the Consulting Agreement dated March 11, 2025, in which the Consultant agreed to provide design services through the completion of Construction Documents.
 - 2.3. The parties entered into a Second Amendment to the Consulting Agreement dated November 5, 2025, to add additional services related to the future remodel of the existing Police Building.
 - 2.4. The parties to this Third Amendment desire to amend the Original Agreement to add additional services related to bidding assistance, furniture design, and construction assistance through the construction phase of the project.
3. THE AMENDMENT. In consideration of the mutual covenants and promises of the Parties contained herein, and other valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:
 - 3.1. Paragraph 3.1.2, Basic Services, of the Original Agreement and Amendments 1 and 2 are hereby amended to add the following: The Consultant shall perform the additional duties and responsibilities as described in Exhibit A-3 (attached hereto and made part hereof).
 - 3.2. Paragraph 3.1.5, Completion Date, the term of the Agreement remains is revised to April 30, 2028.
 - 3.3. Paragraph 3.4.1, Aggregate Limit, of the Original Agreement is hereby amended to the not to exceed price as follows: The total amount paid by the City to the Consultant under this Agreement shall not exceed \$6,742,110 (Consulting Agreement \$99,800 + First Amendment \$4,688,600 + Second Amendment \$53,500 + Third Amendment \$1,900,210) including reimbursables.

4. AGREEMENT IN FULL FORCE AND EFFECT. Except as amended herein, all other terms, conditions, and provisions of the Agreement shall remain in full force and effect and are hereby ratified and reaffirmed by the Parties in their entirety.

[The remainder of this page is intentionally left blank.]

This Agreement is executed by the Parties hereto in their respective names as of _____, 2026.

THE CITY AND COUNTY OF BROOMFIELD,
a Colorado municipal corporation and county

Mayor

ATTEST:

City and County Clerk

APPROVED AS TO FORM:

City and County Attorney

Anderson Mason Dale Architects, P.C., a
Colorado professional corporation

By: 
Name: _____
Its: David C. Pfeifer
Principal, Anderson Mason Dale Architects
6/24/2026

Exhibit A-3

See attached.



BROOMFIELD CITY COUNCIL

To: Mayor and City Council

From: Jennifer Hoffman, City and County Manager

Presented By: Jay Yamashita

Meeting Date: Tuesday, July 14, 2026, 6:00 PM

Agenda Category: Action Items

Agenda Item: 7C

Subject: 2026 Abstract of Assessment (Resolution No. 2026-76-BOE)

- Resolution No. 2026-76-BOE authorizing the Mayor to review and sign the 2026 Abstract of Assessment

Overview

This report is submitted pursuant to § 39-8-105(1), C.R.S., and § 39-8-105(2), C.R.S., which states that the Assessor shall report to the County Board of Equalization (BOE) the valuation for assessment of all taxable property in the county. The Assessor is also to provide a list of all persons who have protested and their action in each case. Proposed Resolution 2026-76-BOE would provide authorization for the Mayor to sign the 2026 Abstract of the Assessment when it is complete after the completion of the hearings (August 5, 2026) and prior to the deadline of August 25, 2026.

Attachments

[Memo Assessor Report to BOE on Status of 2026 Property Valuation.pdf](#)

[Resolution No. 2026-76-BOE - Abstract of Assessment Signature.pdf](#)

[2026 Assessor Level Protest Report.pdf](#)

[2026 Personal Property Non-Filer List.pdf](#)

Summary

[View Correspondence](#)

[View Presentation](#)

This report is submitted pursuant to § 39-8-105(1), C.R.S., and § 39-8-105(2), C.R.S., which states that the Assessor shall report to the Board of Equalization (BOE) the valuation for assessment of all taxable property in the county. The Assessor is also to provide a list of all persons who have protested and their action in each case.

The Assessor is also required to provide Council with a list of all persons who have failed to provide any personal property schedules, which are referred to as Non-Filers of Personal Property Declarations.

Key Dates and Deadlines

- **April 15, 2026:** Personal Property Declaration Schedule filing deadline
- **June 15-30, 2026:** Personal property appeal period
- **August 5, 2026:** Hearing officer recommendations due to City Council
- **August 25, 2026:** Abstract of Assessment delivery deadline to State

Current Status

Non-Filers of Personal Property Declarations

There were 60 Non-Filers of Personal Property Declarations in 2026 as of April 15.

Appeal Period

The personal property appeal period for 2026 started on June 15, 2026, and ended on June 30, 2026. All personal property appeals must have been postmarked by June 30, 2026. Appeals submitted in the Online Portal must have been received by midnight on June 30, 2026.

Upcoming Process

Over the next several weeks, Broomfield will complete the protest of the property valuations for both real and personal property for 2026. The City Council appointed hearing officers will conduct the hearings and make recommendations to the City Council no later than August 5, 2026 for final determination. In accordance with C.R.S. §39-5-123, the Assessor will complete the roll of all taxable property within the county, and no later than August 25th, prepare the abstract of the assessment for delivery to the Property Tax Administrator at the State.

As the period of time between the conclusion of the protest hearings and the deadline for the delivery of the abstract of the assessment is short, staff is requesting that the Mayor be authorized to sign the 2026 Abstract of the Assessment when completed by staff after the completion of the hearings (August 5, 2026) and prior to the deadline of August 25, 2026. Proposed Resolution 2026-76-BOE would provide this authorization for the Mayor to sign the 2026 Abstract of the Assessment once completed. This is the same process that was followed in prior years.

Assessed Value Summary

Assessed Value Change Between 12-31-2025 And 6-30-2026 After Assessor Level Appeals (after appeals for real property only)

ASSESSED VALUE CHANGE BETWEEN 12-31-2025 and 6-30-2026 AFTER ASSESSOR LEVEL APPEALS (after appeals for real property only)				
Property Type	2025 (1)	2026 (2)	\$ Change	% Change
Real	\$2,033,204,070	\$2,018,152,020	-\$15,052,050	-0.74%
Personal Property	\$161,109,550	\$156,821,190	-\$4,288,360	-2.66%
State Assessed	\$74,141,800	\$71,396,240	-\$2,745,560	-3.70%
Oil and Gas	\$147,851,300	\$98,012,010	-\$49,839,290	-33.71%
Total Taxable Values	\$2,416,306,720	\$2,344,381,460	-\$71,925,260	-2.98%
Exempt	\$262,720,560	\$261,178,900	-\$1,541,660	-0.59%
Total Assessed Value (Taxable)	\$2,679,027,280	\$2,605,560,360	-\$73,466,920	-2.74%

Important Notes:

- The above figures are subject to change prior to the abstract and certification on August 25, 2026
- The final valuation for the state-assessed property will not be available until August
- The above figures are not intended for budgeting purposes

Non-Reappraisal Year Implications

It is important to note that 2026 is a non-reappraisal year. The only value changes allowed for the tax year 2026 will be due to assessment rate or value adjustment changes made by the state legislature, new construction (i.e. new homes and commercial buildings, a subdivision of land, additions and renovations, tenant finish), and other modifications to the property.

Best Information Available (BIA) Valuation Process

The Assessor must value all taxable personal property even when information has not been received from the taxpayer. If the Assessor thinks the taxpayer owns personal property in excess of \$56,000 in total actual value in the county and has not filed a Personal Property Declaration Schedule by the April 15 deadline, the Assessor makes a "Best Information Available" (BIA) valuation and adds a late filing penalty to the account valuation as required by §39-5-116, C.R.S.

The BIA valuations must be based on an itemized list of personal property and associated values, which are typical of a similar business. In all cases, BIA valuations should only be made after extensive research or comparison of the subject property with the valuations of similar properties, and of similar square footage. A BIA valuation is not an arbitrary valuation, nor is it a penalty imposed upon the taxpayer. Taxpayers are always notified when a BIA valuation is made.

Data Sources for BIA Valuations: The Assessor has a variety of data sources available when determining values according to the BIA valuation. The data sources include the following: comparable property records of like businesses, any historical data that might have been rendered in years prior, supply or sales catalogs for equipment and machinery, or internet companies that auction or sell equipment or furniture (eBay), or websites of specific manufacturer's equipment for pricing of new and used assets, and/or a physical inspection of the business location.

Financial Considerations

N/A

Prior Council or Other Entity Actions

N/A

Boards and Commissions Prior Actions and Recommendations

N/A

Proposed Actions / Recommendations

If Council desires to authorize the Mayor to sign the 2026 Abstract of the Assessment when it is complete the appropriate motion is...

That Resolution 2026-76-BOE be adopted.

Alternatives

Not adopt Resolution 2026-76-BOE in which case staff will come back to City Council at the August 11, 2026 meeting to obtain the same approval of the abstract of the assessment. Staff does not recommend this option due to the short turnaround times for these reports.

RESOLUTION NO. 2026-76-BOE

A resolution authorizing the Mayor to review and sign the 2026 Abstract of Assessment

Recitals.

Whereas, Council sits as the Broomfield Board of Equalization; and

Whereas, pursuant to C.R.S. § 39-8-105, at a meeting of the board of equalization on or before July 15th, the assessor shall report on the valuation for assessment of all taxable real property within the county; and

Whereas, pursuant to C.R.S. § 39-5-123, upon the conclusion of hearings by the Broomfield's Board of Equalization, the Assessor shall complete the assessment roll of all taxable property within the county, and no later than August 25 in each year shall prepare the abstract of the assessment; and

Whereas, the Assessor will certify the 2026 Abstract of the Assessment for the City and County of Broomfield and submit it to City Council sitting as the Broomfield Board of Equalization for review, and City Council desires to authorize the Mayor to examine and sign the 2026 Abstract of Assessment and certify that all valuation changes ordered by the Broomfield's Board of Equalization have been incorporated therein.

Now, therefore, be it resolved by the City Council of the City and County of Broomfield, Colorado sitting as the Broomfield Board of Equalization:

Section 1.

The Mayor is authorized to sign the 2026 Abstract of Assessment for the real and personal property within the boundaries of the City and County of Broomfield, certifying that the Broomfield Board of Equalization has examined the Abstract of Assessment and that all valuation changes ordered by the Broomfield's Board of Equalization have been incorporated therein.

Section 2.

This resolution is effective on the date of approval by the Council of the City and County of Broomfield.

Approved on July 14, 2026

Board of Equalization

Mayor

Attest:

Office of the City and County Clerk

Approved as to form:

NCR

City and County Attorney

Protest Master Log

BROOMFIELD Assessor

From 05/01/2026 to 07/01/2026, for Tax Year 2026, Level Assessor, Posting Status Any

Rev. #	PR-26-000005	Account	R8873208	Appraiser	MICAH HAYWARD	Log Date	06-May-26	NOD Date	
Level	Assessor	Parcel No.	1575-352-29-001	Type	ONLINE PORTAL	Act. Land		Act. Imp.	Total
By	AGENT	Owner	8 GARDEN CENTER #101 LLC			NOV	0	314,070	314,070
Decision	D - DENIED					Adjusted	0	314,070	314,070
						Change	0	0	0
Rev. #	PR-26-000034	Account	R1031826	Appraiser	PHIL GUTHERLESS	Log Date	27-May-26	NOD Date	
Level	Assessor	Parcel No.	1575-332-19-001	Type	ONLINE PORTAL	Act. Land		Act. Imp.	Total
By	AGENT	Owner	400 INTERLOCKEN OWNER LLC			NOV	7,020,000	62,127,000	69,147,000
Decision	D - DENIED					Adjusted	7,020,000	62,127,000	69,147,000
						Change	0	0	0
Rev. #	PR-26-000080	Account	P6404030	Appraiser	DAVE LUSE	Log Date	26-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1573-173-11-001	Type	ONLINE PORTAL	Act. Land		Act. Imp.	Total
By	AGENT	Owner	ACTION BEHAVIOR CENTERS			NOV	0	514,140	514,140
Decision	D - DENIED					Adjusted	0	514,140	514,140
						Change	0	0	0
Rev. #	PR-26-000081	Account	P6403901	Appraiser	DAVE LUSE	Log Date	26-Jun-26	NOD Date	
Level	Assessor	Parcel No.		Type	ONLINE PORTAL	Act. Land		Act. Imp.	Total
By	AGENT	Owner	ACTION BEHAVIOR CENTERS LLC			NOV	0	360,200	360,200
Decision	D - DENIED					Adjusted	0	360,200	360,200
						Change	0	0	0
Rev. #	PR-26-000023	Account	R8878069	Appraiser	PHIL GUTHERLESS	Log Date	15-May-26	NOD Date	
Level	Assessor	Parcel No.	1575-344-26-001	Type	ONLINE PORTAL	Act. Land		Act. Imp.	Total
By	AGENT	Owner	ARLINGTON BROOMFIELD LLC			NOV	9,000,000	66,375,000	75,375,000
Decision	D - DENIED					Adjusted	9,000,000	66,375,000	75,375,000
						Change	0	0	0
Rev. #	PR-26-000054	Account	R8862862	Appraiser	BRIAN DOEHLER	Log Date	05-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1573-203-23-005	Type	ONLINE PORTAL	Act. Land		Act. Imp.	Total
By	OWNER	Owner	BAER ERIN BUSH			NOV	0	373,440	373,440
Decision	D - DENIED					Adjusted	0	373,440	373,440
						Change	0	0	0
Rev. #	PR-26-000076	Account	R8871201	Appraiser	AMANDA HANSON	Log Date	08-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1573-173-13-001	Type	MAIL	Act. Land		Act. Imp.	Total
By	OWNER	Owner	BPC INVESTORS LLC			NOV	1,823,640	14,655,670	16,479,310
Decision	D - DENIED					Adjusted	1,823,640	14,655,670	16,479,310
						Change	0	0	0

Protest Master Log

BROOMFIELD Assessor

From 05/01/2026 to 07/01/2026, for Tax Year 2026, Level Assessor, Posting Status Any

Rev. #	PR-26-000027	Account	R0115813	Appraiser	BRIAN DOEHLER	Log Date	20-May-26	NOD Date	
Level	Assessor	Parcel No.	1573-191-21-006	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	BREMMER STEVEN J.			NOV	372,000	917,470	1,289,470
Decision	A - ADJUSTED					Adjusted	372,000	878,000	1,250,000
						Change	0	(39,470)	(39,470)
Rev. #	PR-26-000072	Account	R1129427	Appraiser	AMANDA HANSON	Log Date	08-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1575-364-10-004	Type	EMAIL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	BRIXMOR BROOMFIELD TOWN CENTRE LLC			NOV	768,350	373,890	1,142,240
Decision	D - DENIED					Adjusted	768,350	373,890	1,142,240
						Change	0	0	0
Rev. #	PR-26-000073	Account	R1129428	Appraiser	AMANDA HANSON	Log Date	08-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1575-364-10-005	Type	EMAIL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	BRIXMOR BROOMFIELD TOWN CENTRE LLC			NOV	862,190	123,970	986,160
Decision	D - DENIED					Adjusted	862,190	123,970	986,160
						Change	0	0	0
Rev. #	PR-26-000043	Account	R8867031	Appraiser	AMANDA HANSON	Log Date	03-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1717-023-16-001	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	BROOMFIELD HOSPITALITY LLC			NOV	2,253,330	11,996,670	14,250,000
Decision	D - DENIED					Adjusted	2,253,330	11,996,670	14,250,000
						Change	0	0	0
Rev. #	PR-26-000037	Account	R8870417	Appraiser	DON DELAY	Log Date	02-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1573-043-08-002	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	BRUECKNER JANE TERESA			NOV	115,000	458,820	573,820
Decision	D - DENIED					Adjusted	115,000	458,820	573,820
						Change	0	0	0
Rev. #	PR-26-000058	Account	R8874293	Appraiser	DON DELAY	Log Date	08-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1573-042-12-084	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	BURCKHARD TYLER			NOV	160,000	604,980	764,980
Decision	D - DENIED					Adjusted	160,000	604,980	764,980
						Change	0	0	0
Rev. #	PR-26-000055	Account	R0023816	Appraiser	MICAH HAYWARD	Log Date	05-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1573-322-01-006	Type	EMAIL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	CICCARELLI ENTERPRISES LLLP			NOV	632,490	0	632,490
Decision	D - DENIED					Adjusted	632,490	0	632,490
						Change	0	0	0

Protest Master Log

BROOMFIELD Assessor

From 05/01/2026 to 07/01/2026, for Tax Year 2026, Level Assessor, Posting Status Any

Rev. #	PR-26-000070	Account	R1015896	Appraiser	AMANDA HANSON	Log Date	08-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1575-341-10-001	Type	EMAIL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	CIRCLE K STORES INC			NOV	981,330	393,370	1,374,700
Decision	D - DENIED					Adjusted	981,330	393,370	1,374,700
						Change	0	0	0
Rev. #	PR-26-000083	Account	P0002026	Appraiser	DAVE LUSE	Log Date	30-Jun-26	NOD Date	
Level	Assessor	Parcel No.		Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	CRESTONE PEAK RESOURCES LLC			NOV	0	135,560	135,560
Decision						Adjusted	0	135,560	135,560
						Change	0	0	0
Rev. #	PR-26-000082	Account	P0002027	Appraiser	DAVE LUSE	Log Date	30-Jun-26	NOD Date	
Level	Assessor	Parcel No.		Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	CRESTONE PEAK RESOURCES LLC			NOV	0	107,290	107,290
Decision	A - ADJUSTED					Adjusted	0	24,760	24,760
						Change	0	(82,530)	(82,530)
Rev. #	PR-26-000031	Account	R8866870	Appraiser	DON DELAY	Log Date	21-May-26	NOD Date	
Level	Assessor	Parcel No.	1573-063-06-001	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	DAVISON MICHAEL E. AND RACHEL L. LIVING TRUST			NOV	268,000	678,490	946,490
Decision	A - ADJUSTED					Adjusted	268,000	656,000	924,000
						Change	0	(22,490)	(22,490)
Rev. #	PR-26-000052	Account	R0132781	Appraiser	BRIAN DOEHLER	Log Date	05-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1573-203-05-059	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	DIEDE JANICE M			NOV	150,000	518,970	668,970
Decision	A - ADJUSTED					Adjusted	150,000	510,000	660,000
						Change	0	(8,970)	(8,970)
Rev. #	PR-26-000084	Account	P6403795	Appraiser	DAVE LUSE	Log Date	30-Jun-26	NOD Date	
Level	Assessor	Parcel No.		Type	EMAIL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	ELEVATION MIDSTREAM LLC			NOV	0	13,772,890	13,772,890
Decision	A - ADJUSTED					Adjusted	0	10,359,580	10,359,580
						Change	0	(3,413,310)	(3,413,310)
Rev. #	PR-26-000085	Account	P6403813	Appraiser	DAVE LUSE	Log Date	01-Jul-26	NOD Date	
Level	Assessor	Parcel No.		Type	EMAIL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	ELEVATION MIDSTREAM LLC			NOV	0	5,356,510	5,356,510
Decision	A - ADJUSTED					Adjusted	0	4,029,020	4,029,020
						Change	0	(1,327,490)	(1,327,490)

Protest Master Log

BROOMFIELD Assessor

From 05/01/2026 to 07/01/2026, for Tax Year 2026, Level Assessor, Posting Status Any

Rev. #	PR-26-000086	Account	P6403814	Appraiser	DAVE LUSE	Log Date	30-Jun-26	NOD Date	
Level	Assessor	Parcel No.		Type	EMAIL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	ELEVATION MIDSTREAM LLC			NOV	0	10,559,070	10,559,070
Decision	A - ADJUSTED					Adjusted	0	7,942,240	7,942,240
						Change	0	(2,616,830)	(2,616,830)
Rev. #	PR-26-000087	Account	P6403815	Appraiser	DAVE LUSE	Log Date	30-Jun-26	NOD Date	
Level	Assessor	Parcel No.		Type	EMAIL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	ELEVATION MIDSTREAM LLC			NOV	0	4,491,360	4,491,360
Decision	A - ADJUSTED					Adjusted	0	3,378,280	3,378,280
						Change	0	(1,113,080)	(1,113,080)
Rev. #	PR-26-000088	Account	P6403816	Appraiser	DAVE LUSE	Log Date	30-Jun-26	NOD Date	
Level	Assessor	Parcel No.		Type	EMAIL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	ELEVATION MIDSTREAM LLC			NOV	0	2,950,210	2,950,210
Decision	A - ADJUSTED					Adjusted	0	2,219,070	2,219,070
						Change	0	(731,140)	(731,140)
Rev. #	PR-26-000089	Account	P6403817	Appraiser	DAVE LUSE	Log Date	30-Jun-26	NOD Date	
Level	Assessor	Parcel No.		Type	EMAIL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	ELEVATION MIDSTREAM LLC			NOV	0	4,042,230	4,042,230
Decision						Adjusted	0	4,042,230	4,042,230
						Change	0	0	0
Rev. #	PR-26-000090	Account	P6403818	Appraiser	DAVE LUSE	Log Date	30-Jun-26	NOD Date	
Level	Assessor	Parcel No.		Type	EMAIL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	ELEVATION MIDSTREAM LLC			NOV	0	2,219,260	2,219,260
Decision						Adjusted	0	2,219,260	2,219,260
						Change	0	0	0
Rev. #	PR-26-000091	Account	P6403819	Appraiser	DAVE LUSE	Log Date	30-Jun-26	NOD Date	
Level	Assessor	Parcel No.		Type	EMAIL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	ELEVATION MIDSTREAM LLC			NOV	0	2,131,200	2,131,200
Decision						Adjusted	0	2,131,200	2,131,200
						Change	0	0	0
Rev. #	PR-26-000092	Account	P6403820	Appraiser	DAVE LUSE	Log Date	30-Jun-26	NOD Date	
Level	Assessor	Parcel No.		Type	EMAIL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	ELEVATION MIDSTREAM LLC			NOV	0	1,092,020	1,092,020
Decision						Adjusted	0	1,092,020	1,092,020
						Change	0	0	0

Protest Master Log

BROOMFIELD Assessor

From 05/01/2026 to 07/01/2026, for Tax Year 2026, Level Assessor, Posting Status Any

Rev. #	PR-26-000093	Account	P6403821	Appraiser	DAVE LUSE	Log Date	30-Jun-26	NOD Date	
Level	Assessor	Parcel No.		Type	EMAIL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	ELEVATION MIDSTREAM LLC			NOV	0	2,245,680	2,245,680
Decision						Adjusted	0	2,245,680	2,245,680
						Change	0	0	0
Rev. #	PR-26-000004	Account	R8873488	Appraiser	DON DELAY	Log Date	06-May-26	NOD Date	
Level	Assessor	Parcel No.	1573-064-27-003	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	FISCHGRUND EDDY N.			NOV	150,000	679,580	829,580
Decision	A - ADJUSTED					Adjusted	150,000	620,000	770,000
						Change	0	(59,580)	(59,580)
Rev. #	PR-26-000016	Account	R8870347	Appraiser	DON DELAY	Log Date	12-May-26	NOD Date	
Level	Assessor	Parcel No.	1573-071-15-014	Type	PERSON		Act. Land	Act. Imp.	Total
By	OWNER	Owner	FISHLEIGH JOANNE B			NOV	208,000	506,410	714,410
Decision	D - DENIED					Adjusted	208,000	506,410	714,410
						Change	0	0	0
Rev. #	PR-26-000045	Account	R8878753	Appraiser	MICAH HAYWARD	Log Date	04-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1575-363-66-001	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	FOWLER HOLDING COMPANY			NOV	5,761,610	9,307,140	15,068,750
Decision	D - DENIED					Adjusted	5,761,610	9,307,140	15,068,750
						Change	0	0	0
Rev. #	PR-26-000002	Account	R8872384	Appraiser	BRIAN DOEHLER	Log Date	06-May-26	NOD Date	
Level	Assessor	Parcel No.	1573-213-06-075	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	GEBETSBERGER GREGORY J.			NOV	140,000	593,810	733,810
Decision	D - DENIED					Adjusted	140,000	593,810	733,810
						Change	0	0	0
Rev. #	PR-26-000039	Account	R0130646	Appraiser	BRIAN DOEHLER	Log Date	02-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1573-322-11-011	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	GIBE DENISE			NOV	110,000	457,040	567,040
Decision	A - ADJUSTED					Adjusted	110,000	425,000	535,000
						Change	0	(32,040)	(32,040)
Rev. #	PR-26-000094	Account	P1293265	Appraiser	DAVE LUSE	Log Date	30-Jun-26	NOD Date	
Level	Assessor	Parcel No.		Type	EMAIL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	GREATAMERICA FINANCIAL SRVS CORP			NOV	0	226,930	226,930
Decision	A - ADJUSTED					Adjusted	0	224,360	224,360
						Change	0	(2,570)	(2,570)

Protest Master Log

BROOMFIELD Assessor

From 05/01/2026 to 07/01/2026, for Tax Year 2026, Level Assessor, Posting Status Any

Rev. #	PR-26-000044	Account	R0023654	Appraiser	BRIAN DOEHLER	Log Date	03-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1573-321-02-001	Type	ONLINE PORTAL	Act. Land		Act. Imp.	Total
By	OWNER	Owner	GRUIDL ALEXANDRA V			NOV	140,000	430,190	570,190
Decision	A - ADJUSTED					Adjusted	140,000	379,580	519,580
						Change	0	(50,610)	(50,610)
Rev. #	PR-26-000001	Account	R8872259	Appraiser	DON DELAY	Log Date	06-May-26	NOD Date	
Level	Assessor	Parcel No.	1573-072-33-004	Type	MAIL	Act. Land		Act. Imp.	Total
By	OWNER	Owner	HARMAN CHRISTOPH HAUBER			NOV	208,000	728,420	936,420
Decision	D - DENIED					Adjusted	208,000	728,420	936,420
						Change	0	0	0
Rev. #	PR-26-000060	Account	R0106565	Appraiser	BRIAN DOEHLER	Log Date	08-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1573-321-15-010	Type	ONLINE PORTAL	Act. Land		Act. Imp.	Total
By	OWNER	Owner	HERON ELISE			NOV	140,000	453,780	593,780
Decision	A - ADJUSTED					Adjusted	140,000	425,000	565,000
						Change	0	(28,780)	(28,780)
Rev. #	PR-26-000065	Account	R1055922	Appraiser	MICAH HAYWARD	Log Date	08-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1575-342-05-001	Type	ONLINE PORTAL	Act. Land		Act. Imp.	Total
By	AGENT	Owner	HUNTER DOUGLAS INC			NOV	4,653,220	5,443,180	10,096,400
Decision	D - DENIED					Adjusted	4,653,220	5,443,180	10,096,400
						Change	0	0	0
Rev. #	PR-26-000066	Account	R1107102	Appraiser	MICAH HAYWARD	Log Date	08-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1575-342-05-002	Type	ONLINE PORTAL	Act. Land		Act. Imp.	Total
By	AGENT	Owner	HUNTER DOUGLAS INC			NOV	2,030,490	8,577,830	10,608,320
Decision	D - DENIED					Adjusted	2,030,490	8,577,830	10,608,320
						Change	0	0	0
Rev. #	PR-26-000067	Account	R1107103	Appraiser	MICAH HAYWARD	Log Date	08-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1575-342-05-003	Type	ONLINE PORTAL	Act. Land		Act. Imp.	Total
By	AGENT	Owner	HUNTER DOUGLAS INC			NOV	2,054,250	10,228,500	12,282,750
Decision	D - DENIED					Adjusted	2,054,250	10,228,500	12,282,750
						Change	0	0	0
Rev. #	PR-26-000068	Account	R1107104	Appraiser	MICAH HAYWARD	Log Date	08-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1575-342-05-004	Type	ONLINE PORTAL	Act. Land		Act. Imp.	Total
By	AGENT	Owner	HUNTER DOUGLAS INC			NOV	3,918,760	10,640,480	14,559,240
Decision	D - DENIED					Adjusted	3,918,760	10,640,480	14,559,240
						Change	0	0	0

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Rev. #	PR-26-000064	Account	R1107111	Appraiser	AMANDA HANSON	Log Date	09-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1575-331-02-001	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	HUNTER DOUGLAS INC			NOV	892,250	5,301,660	6,193,910
Decision	D - DENIED					Adjusted	892,250	5,301,660	6,193,910
						Change	0	0	0
Rev. #	PR-26-000025	Account	R8862127	Appraiser	DON DELAY	Log Date	19-May-26	NOD Date	
Level	Assessor	Parcel No.	1573-183-12-003	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	JEL COLLECTIVE LLC			NOV	448,000	1,202,000	1,650,000
Decision	D - DENIED					Adjusted	448,000	1,202,000	1,650,000
						Change	0	0	0
Rev. #	PR-26-000024	Account	R8868499	Appraiser	DON DELAY	Log Date	19-May-26	NOD Date	
Level	Assessor	Parcel No.	1573-053-09-067	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	JEL COLLECTIVE LLC			NOV	200,000	706,130	906,130
Decision	D - DENIED					Adjusted	200,000	706,130	906,130
						Change	0	0	0
Rev. #	PR-26-000033	Account	R8873170	Appraiser	DON DELAY	Log Date	27-May-26	NOD Date	
Level	Assessor	Parcel No.	1573-083-06-086	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	JENKINS CHRISTOPHER M.			NOV	420,000	1,388,520	1,808,520
Decision	A - ADJUSTED					Adjusted	420,000	1,205,000	1,625,000
						Change	0	(183,520)	(183,520)
Rev. #	PR-26-000020	Account	R0115810	Appraiser	BRIAN DOEHLER	Log Date	13-May-26	NOD Date	
Level	Assessor	Parcel No.	1573-192-49-006	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	KAPOLNEK DAVID			NOV	372,000	1,228,000	1,600,000
Decision	D - DENIED					Adjusted	372,000	1,228,000	1,600,000
						Change	0	0	0
Rev. #	PR-26-000040	Account	R8860961	Appraiser	BRIAN DOEHLER	Log Date	02-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1573-202-01-071	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	KEIRN MAXWELL I.			NOV	0	551,500	551,500
Decision	D - DENIED					Adjusted	0	551,500	551,500
						Change	0	0	0
Rev. #	PR-26-000011	Account	R1018841	Appraiser	MICAH HAYWARD	Log Date	06-May-26	NOD Date	
Level	Assessor	Parcel No.	1575-353-26-003	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	KRW INVESTMENTS LLC			NOV	292,600	665,000	957,600
Decision	D - DENIED					Adjusted	292,600	665,000	957,600
						Change	0	0	0

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Rev. #	PR-26-000062	Account	R1018269	Appraiser	MICAH HAYWARD	Log Date	08-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1575-353-26-005	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	KS AUTOMOTIVE ENGINEERING INC.			NOV	292,600	665,000	957,600
Decision	D - DENIED					Adjusted	292,600	665,000	957,600
						Change	0	0	0
Rev. #	PR-26-000032	Account	R8867147	Appraiser	BRIAN DOEHLER	Log Date	21-May-26	NOD Date	
Level	Assessor	Parcel No.	1573-213-02-028	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	LEE SCOTT C			NOV	350,000	1,149,040	1,499,040
Decision	D - DENIED					Adjusted	350,000	1,149,040	1,499,040
						Change	0	0	0
Rev. #	PR-26-000028	Account	R0014896	Appraiser	DON DELAY	Log Date	20-May-26	NOD Date	
Level	Assessor	Parcel No.	1573-172-06-007	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	LEMMON DAVID			NOV	400,000	817,350	1,217,350
Decision	A - ADJUSTED					Adjusted	400,000	650,000	1,050,000
						Change	0	(167,350)	(167,350)
Rev. #	PR-26-000053	Account	R0014778	Appraiser	DON DELAY	Log Date	05-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1573-172-01-023	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	LIU QIAN			NOV	540,000	442,390	982,390
Decision	D - DENIED					Adjusted	540,000	442,390	982,390
						Change	0	0	0
Rev. #	PR-26-000012	Account	R0014802	Appraiser	DON DELAY	Log Date	06-May-26	NOD Date	
Level	Assessor	Parcel No.	1573-172-01-063	Type	PERSON		Act. Land	Act. Imp.	Total
By	OWNER	Owner	MARR JAMES JOSEPH REVOCABLE TRUST			NOV	337,500	1,033,250	1,370,750
Decision	D - DENIED					Adjusted	337,500	1,033,250	1,370,750
						Change	0	0	0
Rev. #	PR-26-000014	Account	R8869934	Appraiser	BRIAN DOEHLER	Log Date	12-May-26	NOD Date	
Level	Assessor	Parcel No.	1575-282-64-083	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	MCSTRAVICK PATRICK			NOV	0	391,430	391,430
Decision	A - ADJUSTED					Adjusted	0	384,000	384,000
						Change	0	(7,430)	(7,430)
Rev. #	PR-26-000071	Account	R1030691	Appraiser	AMANDA HANSON	Log Date	08-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1575-322-12-001	Type	EMAIL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	MDC COAST 19 LLC			NOV	1,489,510	1,589,760	3,079,270
Decision	D - DENIED					Adjusted	1,489,510	1,589,760	3,079,270
						Change	0	0	0

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Rev. #	PR-26-000019	Account	R8873168	Appraiser	DON DELAY	Log Date	13-May-26	NOD Date	
Level	Assessor	Parcel No.	1573-083-06-084	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	MORRIS TYLER A.			NOV	420,000	1,200,120	1,620,120
Decision	A - ADJUSTED					Adjusted	420,000	1,130,500	1,550,500
						Change	0	(69,620)	(69,620)
Rev. #	PR-26-000063	Account	R8865992	Appraiser	DON DELAY	Log Date	08-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1573-052-10-038	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	MOUNTAIN LION COLORADO TRUST			NOV	208,000	809,730	1,017,730
Decision	D - DENIED					Adjusted	208,000	809,730	1,017,730
						Change	0	0	0
Rev. #	PR-26-000015	Account	R8862830	Appraiser	MICAH HAYWARD	Log Date	12-May-26	NOD Date	
Level	Assessor	Parcel No.	1575-353-35-002	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	NICKEL STREET MEDICAL LLC			NOV	0	1,143,600	1,143,600
Decision	D - DENIED					Adjusted	0	1,143,600	1,143,600
						Change	0	0	0
Rev. #	PR-26-000061	Account	R8875334	Appraiser	PHIL GUTHERLESS	Log Date	08-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1575-213-18-251	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	NORTH ATLANTIC RENTAL LLC			NOV	110,000	492,020	602,020
Decision	D - DENIED					Adjusted	110,000	492,020	602,020
						Change	0	0	0
Rev. #	PR-26-000078	Account	P6403991	Appraiser	DAVE LUSE	Log Date	23-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1575-343-02-002	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	NUVASIVE INC			NOV	0	78,000	78,000
Decision	A - ADJUSTED					Adjusted	0	0	0
						Change	0	(78,000)	(78,000)
Rev. #	PR-26-000007	Account	R8873883	Appraiser	PHIL GUTHERLESS	Log Date	06-May-26	NOD Date	
Level	Assessor	Parcel No.	1575-213-16-001	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	OAKMONT PROPERTIES FLATIRONS LLC			NOV	8,640,000	84,960,000	93,600,000
Decision	D - DENIED					Adjusted	8,640,000	84,960,000	93,600,000
						Change	0	0	0
Rev. #	PR-26-000006	Account	R8872476	Appraiser	PHIL GUTHERLESS	Log Date	06-May-26	NOD Date	
Level	Assessor	Parcel No.	1575-332-24-001	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	OAKMONT PROPERTIES-FUSION LLC			NOV	8,580,000	87,370,000	95,950,000
Decision	D - DENIED					Adjusted	8,580,000	87,370,000	95,950,000
						Change	0	0	0

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Rev. #	PR-26-000026	Account	R8873840	Appraiser	MICAH HAYWARD	Log Date	19-May-26	NOD Date	
Level	Assessor	Parcel No.	1575-322-35-005	Type	MAIL	Act. Land		Act. Imp.	Total
By	AGENT	Owner	PEAK PROFESSIONAL BUILDING LLC			NOV	0	1,554,330	1,554,330
Decision	D - DENIED					Adjusted	0	1,554,330	1,554,330
						Change	0	0	0
Rev. #	PR-26-000056	Account	R0023025	Appraiser	BRIAN DOEHLER	Log Date	08-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1573-312-08-004	Type	PERSON	Act. Land		Act. Imp.	Total
By	OWNER	Owner	PHU VINH S			NOV	160,000	470,000	630,000
Decision	D - DENIED					Adjusted	160,000	470,000	630,000
						Change	0	0	0
Rev. #	PR-26-000003	Account	R8873167	Appraiser	DON DELAY	Log Date	06-May-26	NOD Date	
Level	Assessor	Parcel No.	1573-083-06-083	Type	ONLINE PORTAL	Act. Land		Act. Imp.	Total
By	OWNER	Owner	PIERCE MICHAEL			NOV	420,000	1,149,230	1,569,230
Decision	A - ADJUSTED					Adjusted	420,000	1,080,000	1,500,000
						Change	0	(69,230)	(69,230)
Rev. #	PR-26-000013	Account	R1018015	Appraiser	PHIL GUTHERLESS	Log Date	08-May-26	NOD Date	
Level	Assessor	Parcel No.	1575-261-14-011	Type	PERSON	Act. Land		Act. Imp.	Total
By	OWNER	Owner	PIGNANELLI FRANCES JEAN			NOV	114,400	467,610	582,010
Decision	A - ADJUSTED					Adjusted	114,400	425,600	540,000
						Change	0	(42,010)	(42,010)
Rev. #	PR-26-000017	Account	R8878808	Appraiser	DON DELAY	Log Date	12-May-26	NOD Date	
Level	Assessor	Parcel No.	1573-084-13-001	Type	MAIL	Act. Land		Act. Imp.	Total
By	OWNER	Owner	PLANISHEK CHRISTOPHER AND HEATHER FAMILY TRUST			NOV	400,000	0	400,000
Decision	D - DENIED					Adjusted	400,000	0	400,000
						Change	0	0	0
Rev. #	PR-26-000029	Account	R8869203	Appraiser	BRIAN DOEHLER	Log Date	20-May-26	NOD Date	
Level	Assessor	Parcel No.	1573-213-05-008	Type	ONLINE PORTAL	Act. Land		Act. Imp.	Total
By	OWNER	Owner	PONOMARYOV OLEG			NOV	220,000	667,410	887,410
Decision	D - DENIED					Adjusted	220,000	667,410	887,410
						Change	0	0	0
Rev. #	PR-26-000030	Account	R0023896	Appraiser	BRIAN DOEHLER	Log Date	21-May-26	NOD Date	
Level	Assessor	Parcel No.	1573-322-05-016	Type	MAIL	Act. Land		Act. Imp.	Total
By	OWNER	Owner	QUIMBY ROGER M			NOV	125,000	378,920	503,920
Decision	A - ADJUSTED					Adjusted	125,000	361,500	486,500
						Change	0	(17,420)	(17,420)

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Rev. #	PR-26-000057	Account	R8875764	Appraiser	DON DELAY	Log Date	08-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1573-042-18-039	Type	EMAIL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	RAINEY NANCY SUE			NOV	104,000	466,530	570,530
Decision	D - DENIED					Adjusted	104,000	466,530	570,530
						Change	0	0	0
Rev. #	PR-26-000051	Account	R1122831	Appraiser	MICAH HAYWARD	Log Date	04-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1575-263-29-001	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	REALTY INCOME CORPORATION			NOV	661,500	182,700	844,200
Decision	D - DENIED					Adjusted	661,500	182,700	844,200
						Change	0	0	0
Rev. #	PR-26-000046	Account	R8873849	Appraiser	AMANDA HANSON	Log Date	04-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1717-031-22-005	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	RITE-A-WAY LLC			NOV	1,722,720	6,607,280	8,330,000
Decision	D - DENIED					Adjusted	1,722,720	6,607,280	8,330,000
						Change	0	0	0
Rev. #	PR-26-000009	Account	R0130115	Appraiser	BRIAN DOEHLER	Log Date	06-May-26	NOD Date	
Level	Assessor	Parcel No.	1573-192-05-005	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	ROOPE JENNIFER SALMON			NOV	180,000	615,800	795,800
Decision	A - ADJUSTED					Adjusted	180,000	570,000	750,000
						Change	0	(45,800)	(45,800)
Rev. #	PR-26-000041	Account	R8867098	Appraiser	BRIAN DOEHLER	Log Date	02-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1573-214-02-042	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	SABER PAIK			NOV	350,000	1,129,590	1,479,590
Decision	D - DENIED					Adjusted	350,000	1,129,590	1,479,590
						Change	0	0	0
Rev. #	PR-26-000036	Account	R0020477	Appraiser	BRIAN DOEHLER	Log Date	27-May-26	NOD Date	
Level	Assessor	Parcel No.	1573-291-14-015	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	SADE REVOCABLE TRUST			NOV	120,000	332,330	452,330
Decision	A - ADJUSTED					Adjusted	120,000	310,000	430,000
						Change	0	(22,330)	(22,330)
Rev. #	PR-26-000008	Account	R0023637	Appraiser	BRIAN DOEHLER	Log Date	06-May-26	NOD Date	
Level	Assessor	Parcel No.	1573-321-01-023	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	SAVICH MAKSYM			NOV	145,600	477,190	622,790
Decision	A - ADJUSTED					Adjusted	145,600	462,400	608,000
						Change	0	(14,790)	(14,790)

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Rev. #	PR-26-000021	Account	R8862605	Appraiser	BRIAN DOEHLER	Log Date	13-May-26	NOD Date	
Level	Assessor	Parcel No.	1573-293-29-099	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	SCOTT GEOFFREY AND CHERI CATHERINE TRUST			NOV	100,000	337,330	437,330
Decision	D - DENIED					Adjusted	100,000	337,330	437,330
						Change	0	0	0
Rev. #	PR-26-000047	Account	R0021507	Appraiser	BRIAN DOEHLER	Log Date	04-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1573-293-14-027	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	SFR 2025-2 BORROWER LLC			NOV	108,000	407,200	515,200
Decision	A - ADJUSTED					Adjusted	108,000	397,000	505,000
						Change	0	(10,200)	(10,200)
Rev. #	PR-26-000050	Account	R0023374	Appraiser	BRIAN DOEHLER	Log Date	04-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1573-314-01-035	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	SFR 2025-2 BORROWER LLC			NOV	135,000	453,800	588,800
Decision	A - ADJUSTED					Adjusted	135,000	432,300	567,300
						Change	0	(21,500)	(21,500)
Rev. #	PR-26-000048	Account	R1105652	Appraiser	PHIL GUTHERLESS	Log Date	04-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1575-274-20-027	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	SFR ACQUISITIONS 1 LLC			NOV	225,000	428,640	653,640
Decision	D - DENIED					Adjusted	225,000	428,640	653,640
						Change	0	0	0
Rev. #	PR-26-000049	Account	R0020263	Appraiser	BRIAN DOEHLER	Log Date	04-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1573-291-01-064	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	SFR II BORROWER 2021-3 LLC			NOV	108,000	415,000	523,000
Decision	D - DENIED					Adjusted	108,000	415,000	523,000
						Change	0	0	0
Rev. #	PR-26-000010	Account	R8872954	Appraiser	DON DELAY	Log Date	06-May-26	NOD Date	
Level	Assessor	Parcel No.	1573-053-27-063	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	SHAH PRANAVA M.			NOV	220,000	688,240	908,240
Decision	D - DENIED					Adjusted	220,000	688,240	908,240
						Change	0	0	0
Rev. #	PR-26-000018	Account	R8872253	Appraiser	DON DELAY	Log Date	12-May-26	NOD Date	
Level	Assessor	Parcel No.	1573-072-32-040	Type	MAIL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	SILVER DIANE LIVING TRUST			NOV	190,000	580,000	770,000
Decision	A - ADJUSTED					Adjusted	190,000	570,000	760,000
						Change	0	(10,000)	(10,000)

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Rev. #	PR-26-000042	Account	R8877315	Appraiser	DON DELAY	Log Date	03-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1573-042-20-036	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	SORENSEN SAMANTHA L.			NOV	120,000	509,290	629,290
Decision	A - ADJUSTED					Adjusted	120,000	500,000	620,000
						Change	0	(9,290)	(9,290)
Rev. #	PR-26-000075	Account	R2404104	Appraiser	MICAH HAYWARD	Log Date	08-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1717-021-15-005	Type	MAIL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	STEEN PROPERTIES LLC			NOV	612,510	1,014,600	1,627,110
Decision	D - DENIED					Adjusted	612,510	1,014,600	1,627,110
						Change	0	0	0
Rev. #	PR-26-000074	Account	R2404111	Appraiser	MICAH HAYWARD	Log Date	08-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1717-021-16-037	Type	MAIL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	TELLER LAND COMPANY LLC			NOV	563,100	1,097,680	1,660,780
Decision	D - DENIED					Adjusted	563,100	1,097,680	1,660,780
						Change	0	0	0
Rev. #	PR-26-000079	Account	P6403971	Appraiser	DAVE LUSE	Log Date	23-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1575-364-16-001	Type	EMAIL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	THE CRAB HOUSE			NOV	0	114,320	114,320
Decision	A - ADJUSTED					Adjusted	0	83,640	83,640
						Change	0	(30,680)	(30,680)
Rev. #	PR-26-000077	Account	P6402265	Appraiser	DAVE LUSE	Log Date	21-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1575-282-13-001	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	TLO BROOMFIELD HOTEL LLC			NOV	0	483,750	483,750
Decision	D - DENIED					Adjusted	0	483,750	483,750
						Change	0	0	0
Rev. #	PR-26-000038	Account	R8865288	Appraiser	BRIAN DOEHLER	Log Date	02-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1573-301-34-006	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	VERAS TRUST			NOV	0	534,540	534,540
Decision	D - DENIED					Adjusted	0	534,540	534,540
						Change	0	0	0
Rev. #	PR-26-000059	Account	R0133118	Appraiser	BRIAN DOEHLER	Log Date	08-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1573-201-25-003	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	VLADYMYROV VOLODYMYR			NOV	175,000	467,240	642,240
Decision	D - DENIED					Adjusted	175,000	467,240	642,240
						Change	0	0	0

Protest Master Log

BROOMFIELD Assessor

From 05/01/2026 to 07/01/2026, for Tax Year 2026, Level Assessor, Posting Status Any

Rev. #	PR-26-000022	Account	R8874291	Appraiser	DON DELAY	Log Date	14-May-26	NOD Date	
Level	Assessor	Parcel No.	1573-042-12-082	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	WHITE STUART P.			NOV	160,000	713,250	873,250
Decision	A - ADJUSTED					Adjusted	160,000	595,600	755,600
						Change	0	(117,650)	(117,650)
Rev. #	PR-26-000035	Account	R8873176	Appraiser	DON DELAY	Log Date	27-May-26	NOD Date	
Level	Assessor	Parcel No.	1573-083-06-092	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	WILSON GINA			NOV	420,000	1,140,710	1,560,710
Decision	D - DENIED					Adjusted	420,000	1,140,710	1,560,710
						Change	0	0	0
Rev. #	PR-26-000069	Account	R8864646	Appraiser	DON DELAY	Log Date	08-Jun-26	NOD Date	
Level	Assessor	Parcel No.	1573-052-02-001	Type	ONLINE PORTAL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	ZAMMIT JUSTIN ANTHONY			NOV	398,750	935,250	1,334,000
Decision	A - ADJUSTED					Adjusted	398,750	891,250	1,290,000
						Change	0	(44,000)	(44,000)
TotalProtests				94					
Decision Type				Protest Count					
Empty				6					
A - ADJUSTED				32					
D - DENIED				56					

2026 Ownership Listing for: 2026 Personal Property Non-Filer List

BROOMFIELD Assessor

As Of: 06/09/2026

P6404552	1575-331-19-004	Tax Area: 0078		MILL 127.149 CR 0 NET 127.149000	
AIRWAVZ SOLUTIONS, INC C/O ATTN; TAX DEPT 1410 W MOREHEAD ST. STE 100 CHARLOTTE, NC 28208	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	144,480	37,560	144,480	37,560
	Total	144,480	37,560	144,480	37,560
Legal :					
P6404447	1575-341-06-002	Tax Area: 5055		MILL 93.649 CR 0 NET 93.649000	
ALBEDO C/O ATTN: TAX DEPT 530 COMPTON ST #A BROOMFIELD, CO 80020	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	184,060	47,860	184,060	47,860
	Total	184,060	47,860	184,060	47,860
Legal :					
P6404026	1573-191-28-002	Tax Area: 148		MILL 124.191 CR 0 NET 124.191000	
BANGKOK AVE 3700 W 144TH AVE #1200 BROOMFIELD, CO 80023	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	119,130	30,970	119,130	30,970
	Total	119,130	30,970	119,130	30,970
Legal :					
P6404608	1573-042-24-197	Tax Area: 152		MILL 172.267 CR 0 NET 172.267000	
BERKLEY HOMES C/O ATTN: TAX DEPT 3033 S. PARKER RD #502 AURORA, CO 80014	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	180,560	46,950	180,560	46,950
	Total	180,560	46,950	180,560	46,950
Legal :					
P6404609	1573-042-24-110	Tax Area: 152		MILL 172.267 CR 0 NET 172.267000	
BOULDER CREEK NEIGHBORHOODS C/O ATTN: TAX DEPT 712 MAIN ST LOUISVILLE, CO 80027	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	205,180	53,350	205,180	53,350
	Total	205,180	53,350	205,180	53,350
Legal :					
P6404522	1575-363-63-001	Tax Area: 5062		MILL 93.649 CR 0 NET 93.649000	
BRANIN CENTER FOR DENTISTRY C/O ATTN: TAX DEPT 340 E. 1ST AVE #205 BROOMFIELD, CO 80020	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	341,170	88,700	341,170	88,700
	Total	341,170	88,700	341,170	88,700
Legal :					
P6402141	1717-023-16-001	Tax Area: 4019		MILL 169.665 CR 0 NET 169.665000	

2026 Ownership Listing for: 2026 Personal Property Non-Filer List

BROOMFIELD Assessor

As Of: 06/09/2026

BROOMFIELD HOTEL OWNERS JV LLC C/O ATTN TAX DEPT 8300 ARISTA PL BROOMFIELD, CO 80021	Value Type Personal Property Total	Non-School Actual 231,450 231,450	Non-School Assessed 60,180 60,180	School Actual 231,450 231,450	School Assessed 60,180 60,180
Legal ALOFT W HOTEL :					
P6404656	1575-283-06-000	Tax Area: 5058		MILL 130.649 CR 0 NET 130.649000	
CALLIE'S CANNABIS SHOPPE C/O ATTN: TAX DEPT 291 FLATIRON CROSSING DR #B BROOMFIELD, CO 80021	Value Type Personal Property Total	Non-School Actual 128,140 128,140	Non-School Assessed 33,320 33,320	School Actual 128,140 128,140	School Assessed 33,320 33,320
Legal :					
P6401740	1575-294-01-001	Tax Area: 0070		MILL 93.649 CR 0 NET 93.649000	
CHICOS FAS INC C/O INDIRECT TAX SOLUTIONS LLC PO BOX 2580 WESTERVILLE, OH 43086-2580	Value Type Personal Property Total	Non-School Actual 84,550 84,550	Non-School Assessed 21,980 21,980	School Actual 84,550 84,550	School Assessed 21,980 21,980
Legal DBA CHICOS #553 :					
P6403597	1467-343-04-006	Tax Area: 3035		MILL 154.124 CR 0 NET 154.124000	
CHILDRENS HOSPITAL ASSOCIATION 13123 E 16TH AVE. AURORA, CO 80045	Value Type Exempt Total	Non-School Actual 4,020,190 4,020,190	Non-School Assessed 1,045,250 1,045,250	School Actual 4,020,190 4,020,190	School Assessed 1,045,250 1,045,250
Legal EXEMPT ACCOUNT :					
P6404726	1575-341-19-002	Tax Area: 5055		MILL 93.649 CR 0 NET 93.649000	
CHOP SHOP CASUAL URBAN EATERY C/O ATTN: TAX DEPT 799 HWY 287 #C BROOMFIELD, CO 80020	Value Type Personal Property Total	Non-School Actual 130,950 130,950	Non-School Assessed 34,050 34,050	School Actual 130,950 130,950	School Assessed 34,050 34,050
Legal :					
P6403968	1717-024-22-002	Tax Area: 5052		MILL 109.954 CR 0 NET 109.954000	
COBBLESTONE CAR WASH C/O ATTN TAX DEPT 2 MID AMERICA PLAZA STE 450 OAKBROOK TERRACE, IL 60181	Value Type Personal Property Total	Non-School Actual 735,090 735,090	Non-School Assessed 191,120 191,120	School Actual 735,090 735,090	School Assessed 191,120 191,120
Legal :					
P6402645	1575-322-27-001	Tax Area: 0055		MILL 132.474 CR 0 NET 132.474000	
COLORADO CENTER FOR ARTHRITIS C/O AND OSTEOPOROSIS 1715 IRON HORSE DR. STE 100 LONGMONT, CO 80501	Value Type Personal Property Total	Non-School Actual 122,220 122,220	Non-School Assessed 31,780 31,780	School Actual 122,220 122,220	School Assessed 31,780 31,780

2026 Ownership Listing for: 2026 Personal Property Non-Filer List

BROOMFIELD Assessor

As Of: 06/09/2026

Legal COLORADO CENTER FOR ARTHRITIS & OSTEOPOROSIS

P6404055	1717-023-12-005	Tax Area: 4019	MILL 169.665 CR 0 NET 169.665000
COLORADO KEG HOUSE	Value	Non-School	Non-School
C/O ATTN ; TAX DEPT	Type	Actual	Assessed
8001 ARISTA PL. #110	Personal	58,560	15,230
BROOMFIELD, CO 80021	Property		
	Total	58,560	15,230

Legal

P6403870	1717-031-22-005	Tax Area: 4020	MILL 169.665 CR 0 NET 169.665000
COMFORT SUITES	Value	Non-School	Non-School
C/O ATTN TAX DEPT	Type	Actual	Assessed
8679 DESTINATION WAY	Personal	346,390	90,060
BROOMFIELD, CO 80021	Property		
	Total	346,390	90,060

Legal

P6401751	1717-024-01-004	Tax Area: 5050	MILL 88.954 CR 0 NET 88.954000
CORGENIX INC	Value	Non-School	Non-School
C/O ATTN TAX DEPT	Type	Actual	Assessed
11575 MAIN ST #400	Personal	247,190	64,270
BROOMFIELD, CO 80020-2782	Property		
	Total	247,190	64,270

Legal

P6403342	1717-034-22-001	Tax Area: 4020	MILL 169.665 CR 0 NET 169.665000
CORTLAND APARTMENTS	Value	Non-School	Non-School
C/O ATTN TAX DEPT	Type	Actual	Assessed
3424 PEACHTREE RD NE, STE 300	Personal	713,810	185,590
ATLANTA, GA 30326	Property		
	Total	713,810	185,590

Legal CORTLAND BROOMFIELD

P6402256	1717-034-18-001	Tax Area: 3014	MILL 123.954 CR 0 NET 123.954000
CRCG	Value	Non-School	Non-School
C/O ATTN TAX DEPT	Type	Actual	Assessed
8855 W 116TH CIR #2	Personal	61,750	16,060
BROOMFIELD, CO 80021	Property		
	Total	61,750	16,060

Legal

P1288725	1575-364-10-013	Tax Area: 5062	MILL 93.649 CR 0 NET 93.649000
CWS APARTMENT HOMES LLC	Value	Non-School	Non-School
C/O ATTN TAX DEPT	Type	Actual	Assessed
8101 WINDROSE AVE STE. 2000	Personal	495,080	128,720
PLANO, TX 75024	Property		
	Total	495,080	128,720

Legal MARQUIS AT TOWN CENTRE

P6404107	1717-021-15-002	Tax Area: 5050	MILL 88.954 CR 0 NET 88.954000
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2026 Ownership Listing for: 2026 Personal Property Non-Filer List

BROOMFIELD Assessor

As Of: 06/09/2026

DASHMART BY DOORDASH C/O ATTN: TAX DEPT 303 2ND ST. #800 SAN FRANCISCO, CA 94107	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	459,620	119,500	459,620	119,500
	Total	459,620	119,500	459,620	119,500
Legal :					
P6404607	1573-042-24-107	Tax Area: 152		MILL 172.267 CR 0 NET 172.267000	
DREAM FINDERS HOMES C/O ATTN: TAX DEPT 2000 N. CLAY ST #300 DENVER, CO 80211	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	98,110	25,510	98,110	25,510
	Total	98,110	25,510	98,110	25,510
Legal :					
P6403756	1575-334-04-002	Tax Area: 0078		MILL 127.149 CR 0 NET 127.149000	
ECS BRANDS C/O ATTN TAX DEPT 295 INTERLOCKEN BLVD #500 BROOMFIELD, CO 80021	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	317,070	82,440	317,070	82,440
	Total	317,070	82,440	317,070	82,440
Legal :					
P6400115	1717-021-14-002	Tax Area: 5050		MILL 88.954 CR 0 NET 88.954000	
ELLIS CONSTRUCTION SPECIALITIES LLC C/O JAMES C HUDDLESTON PO BOX 22845 OKLAHOMA CITY, OK 73123	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	89,510	23,270	89,510	23,270
	Total	89,510	23,270	89,510	23,270
Legal :					
P6402425	1573-193-33-005	Tax Area: 145		MILL 115.561 CR 0 NET 115.561000	
ELM ENDODONTICS PC C/O ATTN TAX DEPT 13605 XAVIER LN #E BROOMFIELD, CO 80023	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	199,010	51,740	199,010	51,740
	Total	199,010	51,740	199,010	51,740
Legal DR PETER Q SHELLY DDS MS :					
P6401697	1575-283-02-003	Tax Area: 5056		MILL 148.449 CR 0 NET 148.449000	
FIDELITY BROKERAGE SERVICE LLC C/O ATTN TAX DEPT 88 BLACK FALCON AVE STE 167, V7E BOSTON, MA 02210	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	214,820	55,850	214,820	55,850
	Total	214,820	55,850	214,820	55,850
Legal :					
P1291372	1575-364-12-001	Tax Area: 5062		MILL 93.649 CR 0 NET 93.649000	

2026 Ownership Listing for: 2026 Personal Property Non-Filer List

BROOMFIELD Assessor

As Of: 06/09/2026

FIRST NATIONAL BANK OF OMAHA C/O ATTN TAX DEPT 1601 DODGE ST STOP 3200 OMAHA, NE 68197	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	198,100	51,510	198,100	51,510
	Total	198,100	51,510	198,100	51,510
Legal :					
P6403960	1717-031-22-003	Tax Area: 4020		MILL 169.665 CR 0 NET 169.665000	
FIRSTIER BANK C/O ACCOUNTING/FINANCE 555 ELDORADO BLVD. BROOMFIELD , CO 80021	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	159,320	41,420	159,320	41,420
	Total	159,320	41,420	159,320	41,420
Legal :					
P6404000	1717-061-05-005	Tax Area: 3003		MILL 88.954 CR 0 NET 88.954000	
FLAGSHIP BIOSCIENCES INC C/O ATTN TAX DEPT 11800 RIDGE PKWY, #450 BROOMFIELD, CO 80021	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	946,550	246,100	946,550	246,100
	Total	946,550	246,100	946,550	246,100
Legal :					
P6401792	1573-193-33-007	Tax Area: 145		MILL 115.561 CR 0 NET 115.561000	
FRONT RANGE EYE ASSOCIATES PC ATTN TAX DEPT 13605 XAVIER LANE #G BROOMFIELD, CO 80023	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	56,970	14,810	56,970	14,810
	Total	56,970	14,810	56,970	14,810
Legal :					
P6404621	1575-333-17-002	Tax Area: 0070		MILL 93.649 CR 0 NET 93.649000	
HARPER BROTHERS CONSTRUCTION C/O ATTN: TAX DEPT 1310 RANKIN RD BLDG 18 #200 HOUSTON, TX 77073	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	61,550	16,000	61,550	16,000
	Total	61,550	16,000	61,550	16,000
Legal :					
P6404630	1575-343-02-001	Tax Area: 0048		MILL 92.649 CR 0 NET 92.649000	
HORIZON ORGANICS C/O ATTN: TAX DEPT 12303 AIRPORT WAY #200 BROOMFIELD, CO 80021	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	76,840	19,980	76,840	19,980
	Total	76,840	19,980	76,840	19,980
Legal :					
P6404526	1575-363-63-001	Tax Area: 5062		MILL 93.649 CR 0 NET 93.649000	

2026 Ownership Listing for: 2026 Personal Property Non-Filer List

BROOMFIELD Assessor

As Of: 06/09/2026

INSPIRE TMS DENVER C/O ATTN: TAX DEPT 340 E. 1ST AVE #333 BROOMFIELD, CO 80020	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	138,200	35,930	138,200	35,930
	Total	138,200	35,930	138,200	35,930
Legal :					
P6404520	1573-191-28-002	Tax Area: 148		MILL 124.191 CR 0 NET 124.191000	
JET'S PIZZA C/O ATTN: TAX DEPT 3800 W. 144TH AVE #1500 BROOMFIELD, CO 80023	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	60,480	15,720	60,480	15,720
	Total	60,480	15,720	60,480	15,720
Legal :					
P6402104	1717-021-12-006	Tax Area: 5050		MILL 88.954 CR 0 NET 88.954000	
KEESEN ENTERPRISES INC C/O ATTN TAX DEPT 3355 SOUTH UMATILLA ST ENGLEWOOD, CO 80110	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	530,050	137,810	530,050	137,810
	Total	530,050	137,810	530,050	137,810
Legal :					
P6404513	1575-263-48-001	Tax Area: 0070		MILL 93.649 CR 0 NET 93.649000	
LA BELLE FRENCH BAKERY C/O ATTN: TAX DEPT 1170 HWY 287 #400 BROOMFIELD, CO 80020	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	100,050	26,010	100,050	26,010
	Total	100,050	26,010	100,050	26,010
Legal :					
P6404402	1717-034-03-003	Tax Area: 3014		MILL 123.954 CR 0 NET 123.954000	
LA GRAN MARIA EMPANADA C/O ATTN: TAX DEPT 8835 W. 116TH CIR #C BROOMFIELD, CO 80021	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	136,080	35,380	136,080	35,380
	Total	136,080	35,380	136,080	35,380
Legal :					
P1267216	1575-363-08-001	Tax Area: 0070		MILL 93.649 CR 0 NET 93.649000	
LAPELS DRY CLEANING C/O ATTN TAX DEPT 6785 W 120TH AVE, #D BROOMFIELD, CO 80020	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	122,660	31,890	122,660	31,890
	Total	122,660	31,890	122,660	31,890
Legal :					
P6404738	1573-213-03-002	Tax Area: 4572		MILL 153.153 CR 0 NET 153.153000	

2026 Ownership Listing for: 2026 Personal Property Non-Filer List

BROOMFIELD Assessor

As Of: 06/09/2026

MIYA MOON C/O ATTN: TAX DEPT 2055 W. 136TH AVE #148 BROOMFIELD, CO 80023	Value Type Personal Property Total	Non- School Actual 130,130 130,130	Non- School Assessed 33,830 33,830	School Actual 130,130 130,130	School Assessed 33,830 33,830
Legal :					
P1240808	1575-354-24-004	Tax Area: 0070		MILL 93.649 CR 0 NET 93.649000	
OCEDON RESTAURANT MANAGEMENT LLC C/O ATTN TAX DEPT 9635 MAROON CIRCLE, STE 300 ENGLEWOOD, CO 80112	Value Type Personal Property Total	Non- School Actual 192,630 192,630	Non- School Assessed 50,080 50,080	School Actual 192,630 192,630	School Assessed 50,080 50,080
Legal :					
P6402245	1575-331-19-004	Tax Area: 0078		MILL 127.149 CR 0 NET 127.149000	
OPENTEXT FKA WEBROOT C/O ATTN TAX DEPT 805 PO BOX 460049 DEPT #805 HOUSTON, TX 77056	Value Type Personal Property Total	Non- School Actual 640,240 640,240	Non- School Assessed 166,460 166,460	School Actual 640,240 640,240	School Assessed 166,460 166,460
Legal :					
P6402043	1575-364-14-001	Tax Area: 5062		MILL 93.649 CR 0 NET 93.649000	
PALM BEACH TANS INC C/O ATTN TAX DEPT 6321 CAMPUS CIRCLE DR E. IRVING, TX 75063-2712	Value Type Personal Property Total	Non- School Actual 233,290 233,290	Non- School Assessed 60,660 60,660	School Actual 233,290 233,290	School Assessed 60,660 60,660
Legal :					
P6403679	1467-334-14-006	Tax Area: 3024		MILL 154.755 CR 0 NET 154.755000	
PANDA EXPRESS INC C/O RYAN LLC - TAX COMPLIANCE PO BOX 800729 DALLAS, TX 75380	Value Type Personal Property Total	Non- School Actual 257,950 257,950	Non- School Assessed 67,070 67,070	School Actual 257,950 257,950	School Assessed 67,070 67,070
Legal :					
P6404679	1575-342-21-002	Tax Area: 5055		MILL 93.649 CR 0 NET 93.649000	
POLARIS ELECTRO-OPTICS C/O ATTN: TAX DEPT 3400 INDUSTRIAL LN # 7C BROOMFIELD, CO 80020	Value Type Personal Property Total	Non- School Actual 132,440 132,440	Non- School Assessed 34,430 34,430	School Actual 132,440 132,440	School Assessed 34,430 34,430
Legal :					
P6404803	1575-342-18-001	Tax Area: 5055		MILL 93.649 CR 0 NET 93.649000	

2026 Ownership Listing for: 2026 Personal Property Non-Filer List

BROOMFIELD Assessor

As Of: 06/09/2026

PS SOLAR C/O ATTN: TAX DEPT 2500 WESTFIELD DR. STE 202 ELGIN, IL 60124	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	61,110	15,890	61,110	15,890
	Total	61,110	15,890	61,110	15,890
Legal :					
P6404592	1575-294-05-001	Tax Area: 0070		MILL 93.649 CR 0 NET 93.649000	
RIVIAN, LLC C/O ATTN: TAX DEPT 13250 N. HAGGERTY ROAD PLYMOUTH, MI 48170	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Exempt	344,670	89,610	344,670	89,610
	Total	344,670	89,610	344,670	89,610
Legal :					
P6404677	1575-343-00-001	Tax Area: 5055		MILL 93.649 CR 0 NET 93.649000	
SANKO, LLC C/O ATTN: TAX DEPT 2780 INDUSTRIAL LN #B BROOMFIELD, CO 80020	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	82,760	21,520	82,760	21,520
	Total	82,760	21,520	82,760	21,520
Legal :					
P6404626	1467-341-28-166	Tax Area: 3030		MILL 172.310 CR 0 NET 172.310000	
SHAMROCK CARTAGE INC C/O ATTN: TAX DEPT 760 TWIN RAIL DR. MINOOKA, IL 60447	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	73,860	19,200	73,860	19,200
	Total	73,860	19,200	73,860	19,200
Legal :					
P6403874	1575-282-69-001	Tax Area: 165		MILL 151.404 CR 0 NET 151.404000	
TASBIHAAT PIZZA, LLC C/O ATTN TAX DEPT 11410 VIA VARRA #300 BROOMFIELD, CO 80007	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	87,070	22,640	87,070	22,640
	Total	87,070	22,640	87,070	22,640
Legal DBA SMOKIN' OAK WOOD FIRED PIZZA :					
P6404514	1573-313-20-004	Tax Area: 5061		MILL 115.561 CR 0 NET 115.561000	
THE DAB C/O ATTN: TAX DEPT 4490 W. 121ST AVE #8 BROOMFIELD, CO 80020	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	85,840	22,320	85,840	22,320
	Total	85,840	22,320	85,840	22,320
Legal :					
P6404519	1467-334-15-010	Tax Area: 3028		MILL 171.963 CR 0 NET 171.963000	
THE GRAND AT BROOMFIELD C/O C/O STELLAR LIVING TAX DEPT 800 FORT UNION BLVD MIDVALE, UT 84047	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	1,363,780	354,580	1,363,780	354,580
	Total	1,363,780	354,580	1,363,780	354,580

2026 Ownership Listing for: 2026 Personal Property Non-Filer List

BROOMFIELD Assessor

As Of: 06/09/2026

Legal

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P1295261	1575-364-13-001	Tax Area: 5062		MILL 93.649 CR 0 NET 93.649000	
THE NEST SCHOOLS	Value	Non-	Non-	School	School
C/O ATTN TAX DEPT	Type	School	School	Actual	Assessed
900 E. 1ST AVE		Actual	Assessed		
BROOMFIELD, CO 80020	Personal	723,170	188,020	723,170	188,020
	Property				
	Total	723,170	188,020	723,170	188,020

Legal

:

P6402265	1575-282-13-001	Tax Area: 0079		MILL 128.961 CR 0 NET 128.961000	
TLO BROOMFIELD HOTEL LLC	Value	Non-	Non-	School	School
C/O TAX ADVISORS, PLLC	Type	School	School	Actual	Assessed
203 SE PARK PLAZA DR STE 230		Actual	Assessed		
VANCOUVER, WA 98684	Personal	483,750	125,780	483,750	125,780
	Property				
	Total	483,750	125,780	483,750	125,780

Legal HYATT SUMMERFIELD SUITES

:

P6404396	1717-061-05-005	Tax Area: 3003		MILL 88.954 CR 0 NET 88.954000	
TRELLEBORG SEALING SOLUTIONS	Value	Non-	Non-	School	School
C/O ATTN: TAX DEPT	Type	School	School	Actual	Assessed
100 INDEPENDENCE LN		Actual	Assessed		
CHALFONT, PA 18914	Personal	251,650	65,430	251,650	65,430
	Property				
	Total	251,650	65,430	251,650	65,430

Legal

:

P6404057	1575-283-06-003	Tax Area: 5058		MILL 130.649 CR 0 NET 130.649000	
TROPICAL SMOOTHIE CAFE	Value	Non-	Non-	School	School
C/O ATTN: TAX DEPT-JPM MGMT GROUP LLC	Type	School	School	Actual	Assessed
291 FLATIRON CROSSING DR #A		Actual	Assessed		
BROOMFIELD, CO 80021	Personal	137,020	35,630	137,020	35,630
	Property				
	Total	137,020	35,630	137,020	35,630

Legal

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P0001266	1573-314-10-007	Tax Area: 5060		MILL 115.561 CR 0 NET 115.561000	
TWIN STAR ENERGY LLC	Value	Non-	Non-	School	School
C/O ATTN TAX DEPT	Type	School	School	Actual	Assessed
7671 SHAFFER PKWY		Actual	Assessed		
LITTLETON, CO 80127	Personal	215,000	55,900	215,000	55,900
	Property				
	Total	215,000	55,900	215,000	55,900

Legal JENNY'S MARKET & GAS PUMP

:

P6403875	1575-282-69-001	Tax Area: 165		MILL 151.404 CR 0 NET 151.404000	
VANTAGE POINT DENTAL	Value	Non-	Non-	School	School
C/O ATTN TAX DEPT	Type	School	School	Actual	Assessed
11410 VIA VARRA #400		Actual	Assessed		
BROOMFIELD, CO 80020	Personal	118,640	30,850	118,640	30,850
	Property				
	Total	118,640	30,850	118,640	30,850

Legal

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P6403961	1717-031-22-001	Tax Area: 4020		MILL 169.665 CR 0 NET 169.665000	
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2026 Ownership Listing for: 2026 Personal Property Non-Filer List

BROOMFIELD Assessor

As Of: 06/09/2026

WEATHERTECH C/O ATTN TAX DEPT 8741 DESTINATION WAY BROOMFIELD, CO 80021	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	3,078,000	800,280	3,078,000	800,280
	Total	3,078,000	800,280	3,078,000	800,280
Legal :					
P6403665	1575-334-00-010	Tax Area: 0070		MILL 93.649 CR 0 NET 93.649000	
WEBBER INFRASTRUCTURE MGMT 1725 HUGHES LANDING BLVD #1200 THE WOODLANDS, TX 77380	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	250,750	65,200	250,750	65,200
	Total	250,750	65,200	250,750	65,200
Legal :					
P6402702	1717-011-00-002	Tax Area: 5063		MILL 88.954 CR 0 NET 88.954000	
WONDERLAND BREWING COMPANY LLC 5450 W. 120TH AVE. BROOMFIELD, CO 80020	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	108,650	28,250	108,650	28,250
	Total	108,650	28,250	108,650	28,250
Legal R2125486 :					
P6404645	1575-334-04-001	Tax Area: 0078		MILL 127.149 CR 0 NET 127.149000	
XERO SHOES C/O ATTN: TAX DEPT 320 INTERLOCKEN PKWY #100 BROOMFIELD, CO 80021	Value Type	Non- School Actual	Non- School Assessed	School Actual	School Assessed
	Personal Property	362,040	94,130	362,040	94,130
	Total	362,040	94,130	362,040	94,130
Legal :					