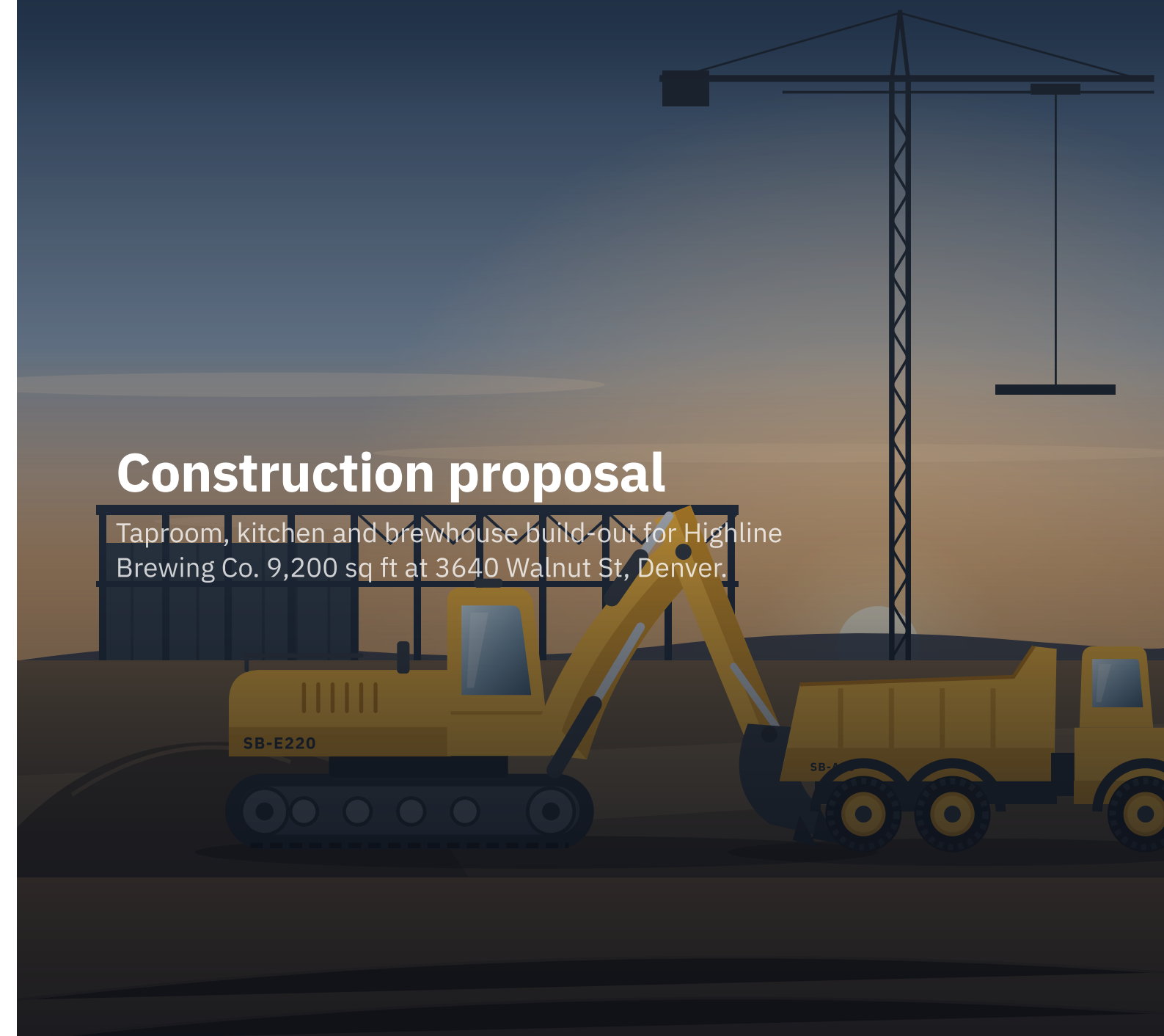
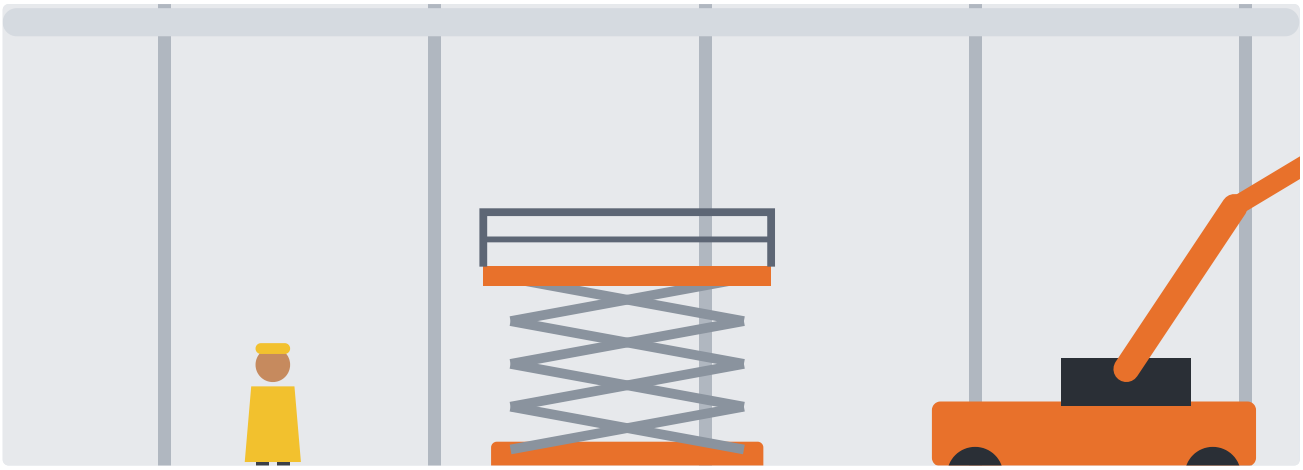
FRONT RANGE
CONSTRUCTORS

Construction proposal

Taproom, kitchen and brewhouse build-out for Highline Brewing Co. 9,200 sq ft at 3640 Walnut St, Denver.





Cover letter

Dear Jordan,

Thank you for inviting us to propose on Highline's second taproom. We walked the Walnut Street space twice with your architect, and we understand what makes this job different from a normal restaurant fit-out: a working brewhouse, with its drains, steam and power, has to share a building with 280 seats and a kitchen.

This proposal sets out how we would build it in 18 weeks, so you can open for the summer season. It covers our approach, the phases, how we keep a busy RiNo block running around the site, the team you would work with, and a lump-sum price broken down by trade.

We have built four breweries and taprooms in Denver since 2021. We would be proud to build this one.

Sincerely,

Megan Holloway

Megan Holloway
Preconstruction Manager

Andre Wilkins

Andre Wilkins
Project Executive

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Our understanding

The project

Convert a 9,200 sq ft former showroom into a taproom for 280, a full kitchen, a 15-barrel brewhouse and a 1,100 sq ft event mezzanine.

What matters most

Opening by May 28, 2027, a brewhouse that passes the wastewater permit the first time, and a budget fixed before demolition starts.

The main risks

The new 800 A electrical service, the lead time on the kitchen hood, and concrete trenching under an existing slab.

What you get from us

A fixed price

Lump sum, with the allowances and qualifications written down

An 18-week plan

Long-lead items ordered the week the contract is signed

One team

From preconstruction to the final inspection

The job in numbers

From the architect's permit set, rev. 2, October 20, 2026.

9,200

Square feet

Plus a 1,100 sq ft mezzanine

280

Seats

Taproom, patio and mezzanine

18

Weeks

Notice to proceed to opening

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How we will build it

Five phases. The brewhouse drains and the electrical service run first, because everything else waits on them.

WEEKS 1–2

Preconstruction and permits

Tasks

- Final budget and value engineering
- Order the hood, rooftop units and switchgear

Deliverables

- Signed contract sum
- Long-lead orders placed

WEEKS 3–5

Demolition and below slab

Tasks

- Selective demolition
- Trench, plumb and repour for the brewery drains

Deliverables

- Underground plumbing inspection

WEEKS 6–10

Structure and rough-ins

Tasks

- Mezzanine steel
- HVAC, plumbing, electrical and sprinkler rough-in

Deliverables

- Cover inspections passed

WEEKS 11–16

Finishes

Tasks

- Drywall, ceilings and floors
- Bar, millwork and kitchen equipment set

Deliverables

- Health department pre-opening walk

WEEKS 17–18

Commissioning and closeout

Tasks

- Test and balance; brewhouse startup with your brewers
- Punch list

Deliverables

- Certificate of occupancy
- Manuals and warranties

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Site logistics

Keeping Walnut Street open while we build

Deliveries come in through the alley between 7 and 10 am, before the neighboring restaurants open. The dumpster and material staging sit in the rear lot we lease for the duration, so the sidewalk on Walnut Street stays open to the public.

The rooftop units go up by crane on a single Sunday morning, with a street-use permit and flaggers, and we notify every neighbor in writing a week ahead.

Around the site

WHAT	WHERE	WHEN
Deliveries	Alley behind Unit B	Weekdays, 7:00 to 10:00 am
Dumpster and staging	Leased rear lot	For the whole job
Crane lift, rooftop units	Walnut Street, one lane	One Sunday, 6:00 to 11:00 am
Noisy work: saw-cutting	Inside the space	Weekdays, 9:00 am to 4:00 pm
Neighbor updates	Email and a notice on the door	Every Friday

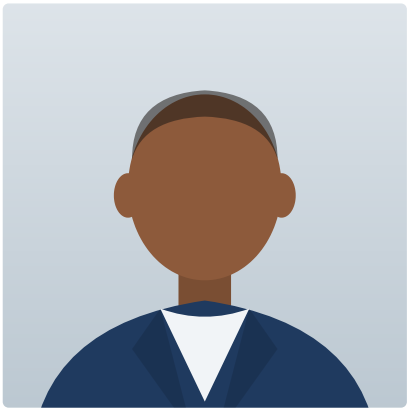
On the critical path

- ☐ Xcel Energy approval of the new 800 A service, applied for in week 1
- ☐ Kitchen hood and make-up air unit, 12 weeks from order
- ☐ Denver Wastewater approval of the pH neutralization tank

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Your team

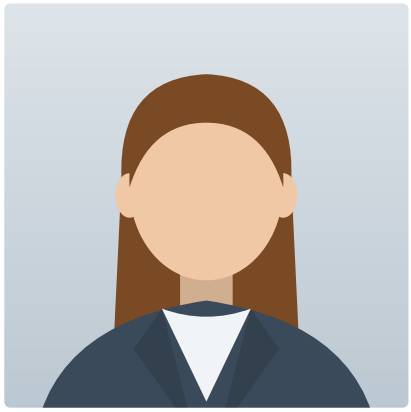
The people who would run your job, from this proposal to the keys.



Andre Wilkins

Project Executive

22 years in commercial construction; owner contact for contract and budget.



Megan Holloway

Preconstruction Manager

Built this estimate; leads value engineering and the final budget.



Ray Delgado

Superintendent

On site every day; ran our last three brewery builds.

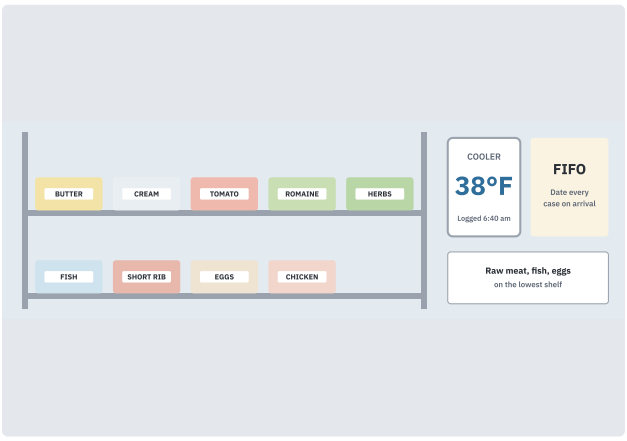
Breweries we have built



Copper Kettle Taproom

Denver, 2025

7,400 sq ft taproom and 10-barrel brewhouse, opened two weeks ahead of schedule.



Foothill Ales Production

Golden, 2024

20,000 sq ft production brewery with trench drains, glycol and a canning line.

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Proposed price

Lump sum, by trade, from the permit set rev. 2. Colorado sales tax on materials is included in our prices.

#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Preconstruction and general requirements					
1	**Preconstruction services** Code: 00-PRE Design coordination, value engineering, the permit set review and the final budget.	1 lump sum	$18,500.00	–	0%	$18,500.00
2	**General conditions** Code: 01-GC Superintendent, project manager, site office, temporary utilities, safety and daily cleanup.	18 weeks	$6,800.00	–	0%	$122,400.00
3	**Permits and fees** Code: 01-PRM Denver building permit, wastewater and fire permits, and the plan review fees.	1 lump sum	$21,400.00	–	0%	$21,400.00
	Subtotal: Preconstruction and general requirements					**$162,300.00**
	Demolition and structure					
4	**Selective demolition** Code: 02-DEM Remove the former showroom's walls, ceilings and finishes; keep the storefront and the restrooms' plumbing stacks.	1 lump sum	$28,600.00	–	0%	$28,600.00
5	**Mezzanine steel** Code: 05-MEZ A 1,100 sq ft steel mezzanine for private events, with stair and guardrails.	1 lump sum	$64,800.00	–	0%	$64,800.00
6	**Trenching for brewery drains** Code: 03-TRN Saw-cut, trench and repour the slab for the brewhouse trench drains and floor sinks.	1 lump sum	$38,200.00	–	0%	$38,200.00
	Subtotal: Demolition and structure					**$131,600.00**
	Interiors					
7	**Framing and drywall** Code: 09-DRY	9,200 sq ft	$8.40	–	0%	$77,280.00
8	**Ceilings and acoustic panels** Code: 09-CLG Exposed structure painted black over the taproom, with acoustic baffles; hard ceilings in the kitchen.	1 lump sum	$41,500.00	–	0%	$41,500.00
9	**Flooring** Code: 09-FLR Polished concrete in the taproom, quarry tile in the kitchen and brewhouse.	9,200 sq ft	$7.10	–	0%	$65,320.00

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#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Interiors, continued					
10	**Paint and finishes** Code: 09-PNT	1 lump sum	$24,600.00	–	0%	$24,600.00
11	**Bar and millwork** Code: 06-BAR A 46 ft bar with a stainless top, back bar shelving, booths and the host stand.	1 lump sum	$96,000.00	–	0%	$96,000.00
				Subtotal: Interiors		**$304,700.00**
	Mechanical, electrical, plumbing					
12	**HVAC and kitchen exhaust** Code: 23-HVC Two new rooftop units, the kitchen hood exhaust and make-up air, and the brewhouse steam vent. 	1 lump sum	$214,000.00	–	0%	$214,000.00
13	**Plumbing and trench drains** Code: 22-PLB Grease interceptor, brewery drains to a pH neutralization tank, bar sinks and the kitchen fixtures.	1 lump sum	$168,000.00	–	0%	$168,000.00
14	**Electrical** Code: 26-ELE A new 800 A service for the brewhouse, kitchen equipment circuits, lighting and controls.	9,200 sq ft	$26.00	–	0%	$239,200.00
15	**Fire sprinkler modifications** Code: 21-FSP	9,200 sq ft	$4.20	–	0%	$38,640.00
				Subtotal: Mechanical, electrical, plumbing		**$659,840.00**
	Fee and insurance					
16	**Contractor's fee, 6% of the cost of the work** Code: FEE	1 fee	$75,506.00	–	0%	$75,506.00
17	**Builder's risk and liability insurance, 1.5%** Code: INS	1 lump sum	$18,877.00	–	0%	$18,877.00
				Subtotal: Fee and insurance		**$94,383.00**

Subtotal	$1,352,823.00
Sales tax (paid by us on materials in Colorado)	$0.00
Total	**$1,352,823.00**

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Allowances and qualifications

What the price assumes. Each is adjusted by change order, up or down, if it proves different.

ITEM	ALLOWANCE OR ASSUMPTION
Kitchen equipment	Supplied by Highline's kitchen consultant; we set and connect it
Brewhouse equipment	Supplied and installed by the brewhouse vendor; we provide drains, power, steam vent and glycol stub-outs
Signage	$12,000 allowance, included in paint and finishes
Unforeseen slab conditions	Assumes a 6 in slab without post-tension cables, as the scan showed
Utility fees	Xcel Energy service charges are billed at cost, outside the lump sum

Not included

INCLUDED

- Everything shown on the permit set rev. 2
- Permits, insurance and our fee

NOT INCLUDED

- Furniture, smallwares and point of sale
- Patio furniture and heaters
- Hazardous material abatement
- Design fees: your architect is engaged by you

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Payment terms

Monthly progress billing against the schedule of values, with 5% retainage released at the certificate of occupancy.

PAYMENT 1, 10%

$135,282.30

Mobilization

On signing, for long-lead deposits

Due Week 1

PAYMENT 2, 85%

$1,149,899.55

Progress payments

Work done, less 5% retainage

Due Monthly

PAYMENT 3, 5%

$67,641.15

Retainage

At the certificate of occupancy

Due Closeout

Total **$1,352,823.00**

Terms

1. Validity

1.1 Prices hold until the proposal expires. Steel and switchgear prices are confirmed when ordered.

2. Contract

2.1 On acceptance we sign an AIA A101 stipulated-sum agreement with these prices, allowances and qualifications.

3. Changes

3.1 Changes are priced in writing before the work. Our fee on changes is the same 6%.

4. Warranty

4.1 One year on workmanship from substantial completion, plus the manufacturers' warranties.

Accepted

Signed for Highline Brewing Co. and Front Range Constructors. We send the contract within three business days.

FOR THE OWNER

_____

SIGNATURE

Highline Brewing Co.

Name: _____

Date: ____ / ____ / _____

FOR THE CONTRACTOR

_____

SIGNATURE

Front Range Constructors

Name: _____

Date: ____ / ____ / _____

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