

**THE REDEVELOPMENT AGENCY OF MIDVALE CITY, UTAH**  
**RESOLUTION 2023-21RDA**

**A RESOLUTION APPROVING A TERM SHEET FOR A GRANT AGREEMENT BETWEEN THE  
REDEVELOPMENT AGENCY OF MIDVALE CITY AND 7718 MAIN STREET LLC FOR PARTICIPATION  
IN THE MAIN STREET FAÇADE IMPROVEMENT PROGRAM**

**WHEREAS**, the Redevelopment Agency of Midvale City (the "Agency") was created by the Midvale City Council to conduct business and exercise powers under the Utah Redevelopment Agencies Act; and

**WHEREAS**, on November 17, 2015, the Agency adopted Resolution 2015-13RDA approving the CDA Project Area Plan for the Midvale Main Street CDA Project Area; and

**WHEREAS**, on October 6, 2020, the Agency adopted Resolution 2020-11RDA adopting the Main Street Community Development Area Budget; and

**WHEREAS**, on December 6, 2022, the Agency adopted Resolution 2022-17RDA approving the Main Street Façade Improvement Program (the "Program"); and

**WHEREAS**, on October 3, 2023, the Agency adopted Resolution 2023-15RDA approving amendments to the Program; and

**WHEREAS**, 7718 Main Street owns the corner property located at 7718 Main Street and has applied for funding through the Program for improvements to be made on both the east and south facing façades of the building;

**WHEREAS**, Agency Staff and the Main Street Façade Improvement Advisory Board reviewed the submitted application and provided their recommendations to the Agency Board for approval;

**WHEREAS**, the Agency Board believes that the funds provided to 7718 Main Street LLC to support façade improvements will contribute to the revitalization of the Midvale Main Street CDA Project Area.

**NOW THEREFORE BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY** that the board of directors does hereby approve the term sheet for a grant agreement with 7718 Main Street LLC and authorizes the chief administrative officer and executive director to execute the grant agreement within the parameters of the term sheet, subject to such other terms and conditions as recommended by Agency's legal counsel.

**Passed and Adopted by the Redevelopment Agency of Midvale City Board of Directors, State of Utah, this 6th day of December, 2023.**



  
\_\_\_\_\_  
Marcus Stevenson  
Chief Administrative Officer

  
\_\_\_\_\_  
Matt Dahl  
Executive Director

22/11/11



ATTEST:



Rori L. Andreason, MMC  
Secretary

Voting by the RDA Board	"Aye"	"Nay"
Quinn Sperry	<u>✓</u>	_____
Paul Glover	<u>✓</u>	_____
Heidi Robinson	<u>✓</u>	_____
Bryant Brown	<u>Absent</u>	_____
Dustin Gettel	<u>✓</u>	_____

Midvale City Redevelopment Agency  
Term Sheet for Main Street Façade Improvement Grant

Grantee:	7718 Main Street LLC
Grantor:	Redevelopment Agency of Midvale City (Agency)
Project Location	7718 Main St. Midvale, UT 84047
Maximum Grant Amount:	\$75,000
Payment:	The grant award amount shall not exceed 50% of the total cost of the improvements to the façade(s) And shall be provided as a reimbursement after all associated work listed on the approved scope of work has been completed.
Reimbursement Payment Conditions:	<ol style="list-style-type: none"> <li>1. Upon completion of the project, the applicant shall request a final walk-through with Agency staff to confirm construction was completed in the manner approved by the Main Street Advisory Board.</li> <li>2. To obtain reimbursement, the applicant shall: <ol style="list-style-type: none"> <li>a. Submit a Façade Program Reimbursement Request Form and IRS Form W-9. The request shall be accompanied by billing documentation including, but not limited to, invoices, receipts, release of liens, photos of the finished work, and affidavits.</li> <li>b. Execute an easement with the RDA based on the terms approved by the RDA Board.</li> </ol> </li> </ol>
Liability	The City of Midvale and the Agency assume no liability for any work that is done pursuant to this program. The applicant agrees to hold both the City of Midvale and the Agency harmless from all liability claims.
Easement	Upon completion of the project and prior to receiving a reimbursement the Property owner shall convey an easement on the façade to the Agency for a term of 10 years.
Use of Proceeds	<p>Grant funding shall only be used for the following improvements:</p> <ol style="list-style-type: none"> <li>1. New opening for entry, including structural updates needed</li> <li>2. Brick Repair</li> <li>3. New architectural elements that would have appeared on buildings from the same period.</li> <li>4. New entry door</li> <li>5. New windows</li> </ol>
Maintenance	Grantee agrees to maintain and keep in good repair the façade or improvements. This will ensure that any improvements funded by the RDA will remain in good condition and repair regardless of change in ownership.
Indemnification	The Grantee shall indemnify the Agency and the City from any action or claim caused by the acts of the Owner.
Miscellaneous:	<ol style="list-style-type: none"> <li>1. If the building is currently vacant, the applicant must demonstrate a plan for achieving occupancy and secure a tenant within 12 months of the project completion date with a lease of at least three years. Failure to do so by the applicant will result in the requirement to repay the grant back to the Agency.</li> <li>2. Construction on the project must begin within 90 days of final approval.</li> </ol>



## Main Street Façade Improvement Program Application



### 1. APPLICANT INFORMATION

Applicant Name: 7718 Main Street LLC  
Mailing Address: 4543 S Holladay Blvd  
City/State/Zip: Holladay, Utah 84117  
Phone Number: (H) \_\_\_\_\_ (C) 801-550-8136  
Property Address: 7718 S Main Street  
City/State/Zip: Midvale, Utah 84047

### 2. SITE INFORMATION

Current Zoning: Main Street FBC  
Property Address: 7718 S Main Street  
City/State/Zip: Midvale, Utah 84047  
Legal Description: \_\_\_\_\_  
Property Owner: 7718  
Current Use: \_\_\_\_\_  
(i.e. Retail, Restaurant, Vacant)

### 3. PROJECT INFORMATION

Estimated Cost of total project: \$ 215,231.49  
Grant Funds Requested: \$ 75,000.00

Briefly describe the proposed façade improvement and timeframe: \_\_\_\_\_  
Installing new windows, installing new opening which includes structural upgrades, repairing brick,  
installing new architectural elements and crown, install new front door, paint brick. Construction  
has started with a completion first part of 2024.

Briefly describe how the proposed improvements will contribute to the overall revitalization of Midvale's Main Street: The Midvale Bank building is an iconic part of Main Street. Improving  
the facade will help preserve the history of the street and help attract new tenants. We are improving  
the buildings facade with the goal of attracting a restaurant.

#### 4. REQUIRED DOCUMENTATION

- Provide detailed description of exterior changes including materials, colors and dimensions
- Proposed rehabilitation renderings and elevations
- Current and historic photos of the building, if applicable
- Detailed project budget
  - Two written cost estimates describing the cost of the scope of work by licensed construction contractors or contractors appropriate to work being performed.
- General information on project financing or other such information showing feasibility of project
- Copy of Business License, if applicable
- Plan to obtain tenants if building is currently vacant

#### 5. ACKNOWLEDGEMENT

I have read and understand the Application form and accompanying Program Overview.

The Redevelopment Agency of Midvale City's acceptance of this application does not obligate the Agency to enter into a grant agreement, to pay any costs incurred in its preparation, to participate in subsequent negotiation, or to contract for any services or materials purchased pertaining to the project

I certify that all the information contained in this application and any attachments is true, correct, and complete to the best of my knowledge

Applicant's signature



Date Submitted 10 / 25 / 23

Owner's Signature:



Date Submitted 10 / 25 / 23

<b>MIDVALE STATE BANK FACADE BUDGET</b>		
<b>Scope</b>	<b>Bid 1</b>	<b>Contractor</b>
Brick repair on Bank	8,000.00	Jim L
Cut opening in Cinderblock wall	1,950.00	Intermountain Concrete Cutting
Remove Cinderblock	2,500.00	West End
Demolition	3,100.00	West End
Rebar and Shotcrete around opening	16,800.00	West End
New Windows	56,764.50	Epic Windows
Window Install	12,385.00	Three Sigma
Plaster	10,000.00	Supreme Plaster
New Front Door	5,994.97	Burton Lumber
New Crown	13,825.00	Stonecast
Architectural Elements	14,704.00	Stonecast
Architectural Installation	6,720.00	West End
Paint brick	17,400.00	West End
GC and Developer Fees	25,521.52	
Contingency	19,566.50	
<b>Total</b>	<b>215,231.49</b>	







# NEW CAST STONE

LIGHTWEIGHT LIMESTONE

950 W. 150 N. Lindon, UT 84042 • PH: (801) 734-6895  
[www.newcaststone.com](http://www.newcaststone.com)

## Proposal

<b>Date</b>	8.24.2023
<b>Customer</b>	Beck-Partners
<b>Job Name</b>	Midvale State Bank
<b>Prepared by</b>	Ian McPherson

**Scope of Work: Produce lightweight cast limestone architectural details to provided specifications.**

**Color: TBD**

**Texture: Honed, Stone**

**Proposal based on architectural drawings. Parts are priced in LF or each.**

**Cornice:**

**Top: \$85.00 lf**

**Bottom: \$75.00 lf**

**Buttons: \$75.00 each.....2ea / \$150.00**

**Columns Cap: \$205.00 each.....8ea / \$1,640.00**

**Window surround: \$38.00 lf straight parts- 4 windows.....128' / \$4,864.00**

**Window surround: \$38.00 lf curved parts**

**Parapet cap: \$51.00 lf**

**Keystone: \$165.00 each.....4ea / \$660.00**

**Window Surrounds:**

**Header: \$60.00 lf.....6lf / \$360.00**

**Keystone: \$165.00 each.....2ea / \$330.00**

**Surround: \$40.00 lf**

**Sill: \$45.00 lf**

**Sill on top of base: \$67.00 lf.....100lf / \$6,700.00**

**TOTAL.....\$14,704.00**



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LIGHTWEIGHT LIMESTONE

950 W. 150 N. Lindon, UT 84042 • PH: (801) 734-6895

[www.newcaststone.com](http://www.newcaststone.com)

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## Proposal

**\*DOES NOT INCLUDE INSTALLATION\***

**\*DOES NOT INCLUDE DELIVERY\***

**FOB Lindon, UT**

**50% Deposit Required Before Production**

**This bid will be honored for thirty days from date of proposal**

*Acceptance Of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined below.*

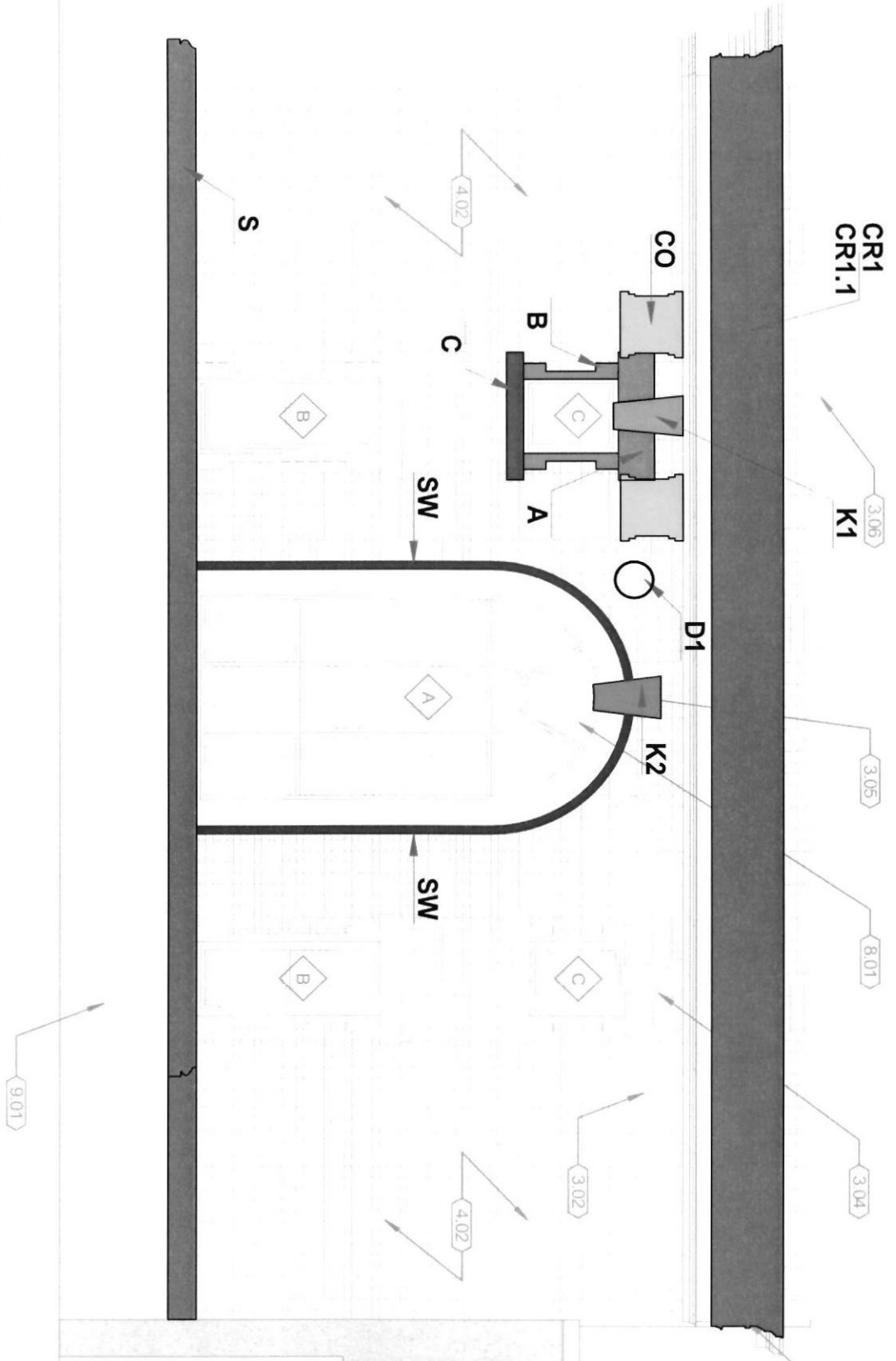
Signature \_\_\_\_\_ Date \_\_\_\_\_

1. Shop Drawings: New Cast Stone will provide shop drawings detailing each individual part to be produced. Work will not begin until approved shop drawings are signed and returned.
2. Sample Submittal: New Cast Stone will provide a color and texture sample for approval. Work will not begin until approved sample is signed and returned.
3. Deposits: On orders less than \$500, payment is due at the time the order is placed. On orders over \$500, a 50% deposit is due at the time the order is placed. Work will not be started until either full payment, or a deposit has been received. The balance of the purchase price is due on completion of manufacturing.
4. Cancellation/Returns: Due to the customization of all New Cast Stone products, produced parts cannot be cancelled or returned.
5. Delays: New Cast Stone shall not be responsible for delays not within its control (i.e., non-signed shop drawings, weather conditions, measurements, ~~striking~~ workers, inaccessible materials).
6. Pickup and Delivery: New Cast Stone does not deliver product. Pick up and or delivery are the responsibility of the buyer. New Cast Stone can assist in setting up delivery through 3<sup>rd</sup> party freight companies. All shipping is FOB Lindon, UT. Products are packaged on standard pallets. Custom crates required by shipping companies will be an additional charge.
7. Product Variations: Buyer acknowledges that variations of color and texture are inherent in all cast limestone products and that individual parts can vary. Hairline cracks and chipping may occasionally occur in manufacturing, shipping, delivery, and installation situations. These do not affect the performance of the part and are not subject to replacement.
8. Structural Design: New Cast Stone is not responsible for determining the structural capability or suitability of product for any use. Buyer is responsible for obtaining appropriate engineering analysis to determine structure feasibility or suitability of products for their intended use.
9. Installation: New Cast Stone does not do installation and is not liable or responsible for inaccurate or incomplete installation of any goods/materials or for any aspect of product after installation. In some cases, New Cast Stone can assist in recommending installers.
10. Attachment: New Cast Stone does not provide any means of attachment, i.e., clips, brick ties, adhesive, caulking, etc., unless otherwise noted.

C1  
AE201

1/4" = 1'-0"

EAST ELEVATION



Color:

\_cc

Material

\_mm

Finish:

\_ff

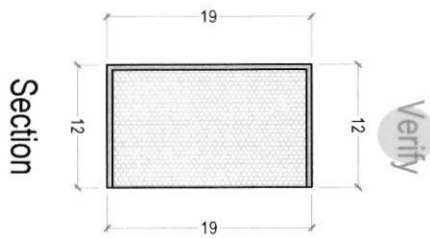
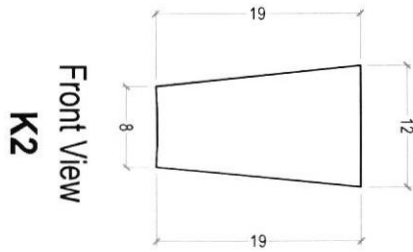
ORDER NUMBER

E-E

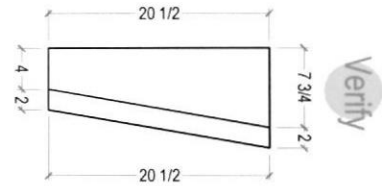
QTY

-

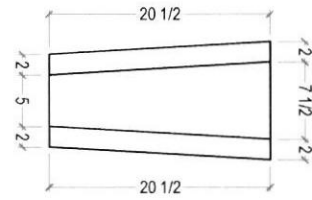




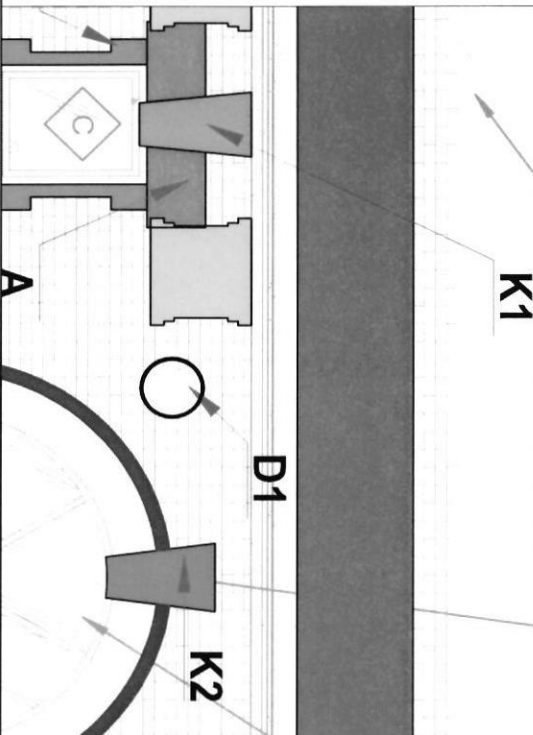
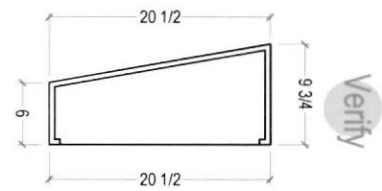
Side View



Front View  
K1



Section



Color: \_cc

Material \_mm

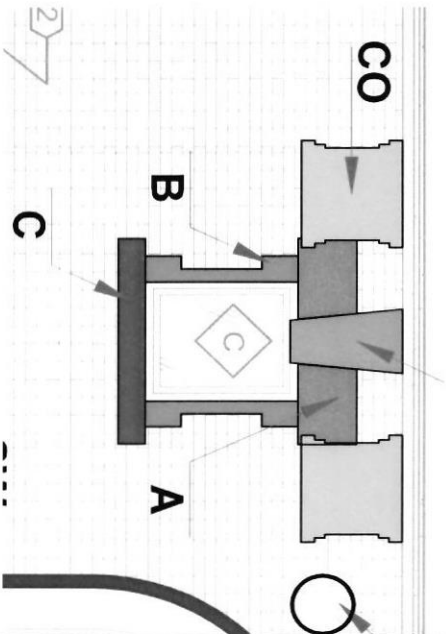
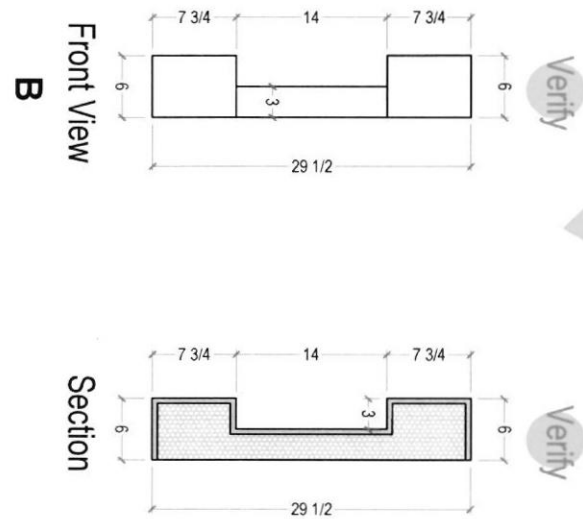
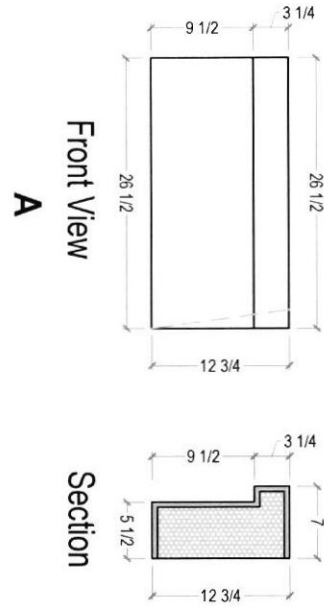
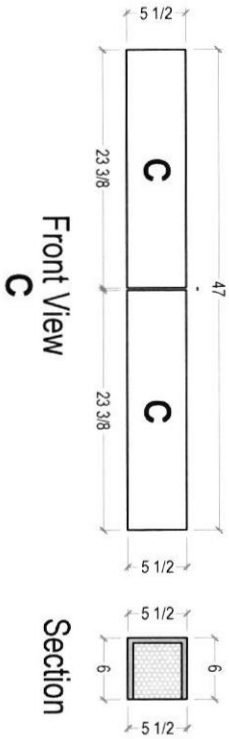
Finish: \_ff

ORDER NUMBER

QTY

K1-K2

-



Color: \_cc

Material \_mm

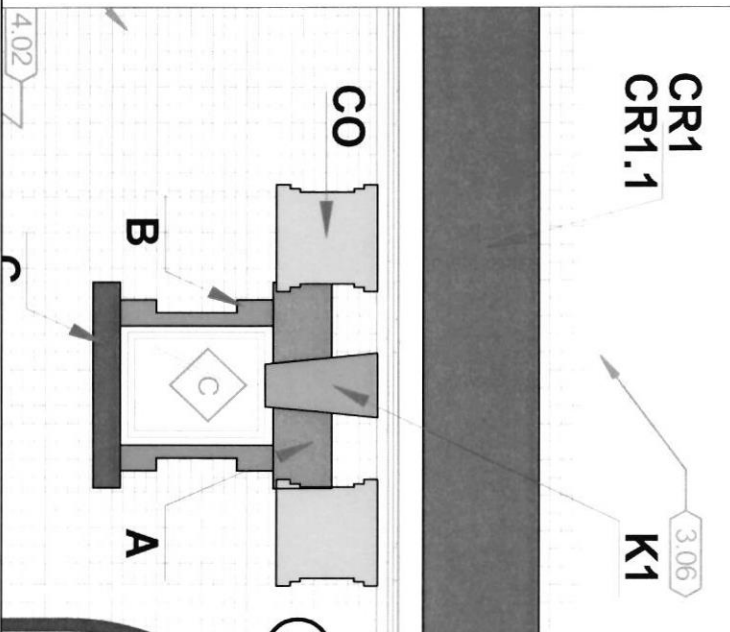
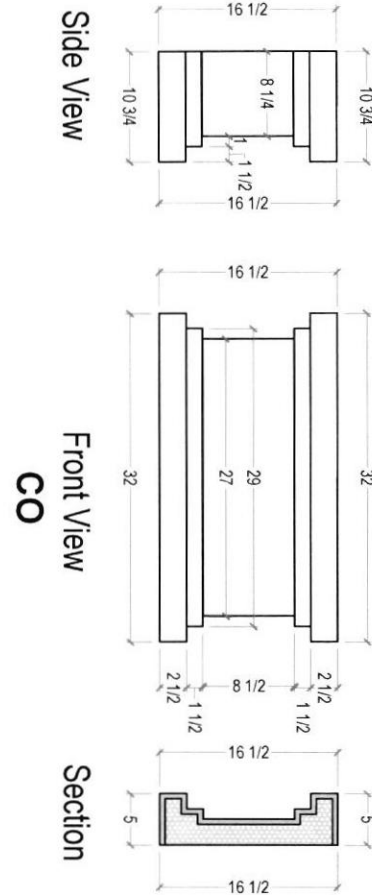
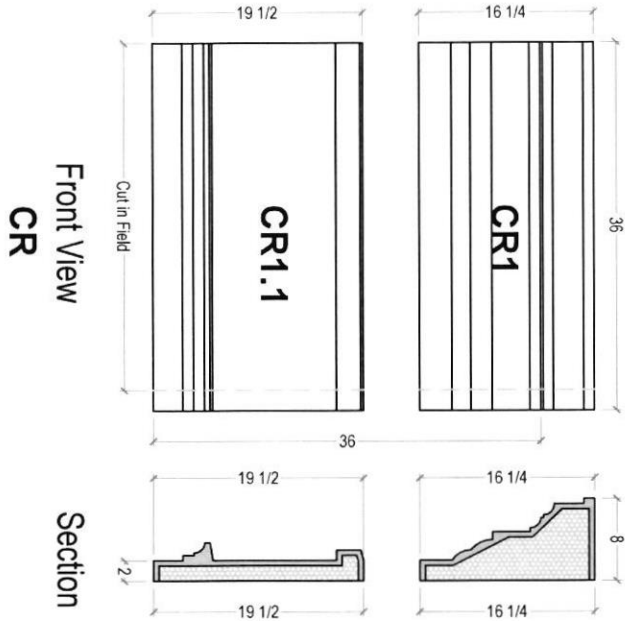
Finish: \_ff

ORDER NUMBER

**A-B-C**

QTY

-



Color:     cc

Material     mm

Finish:     ff

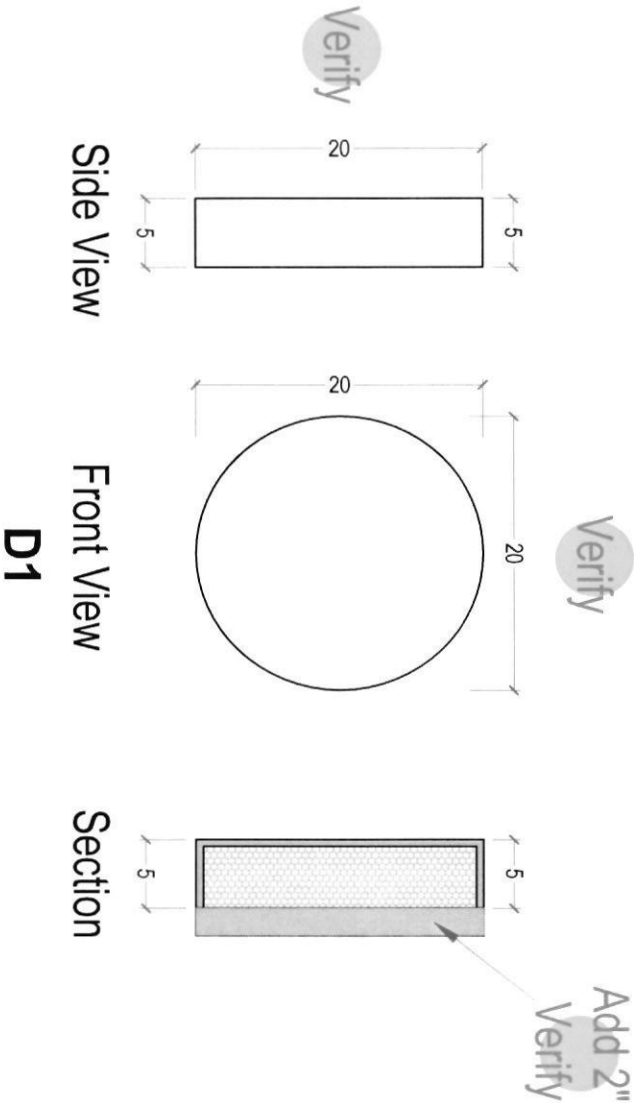
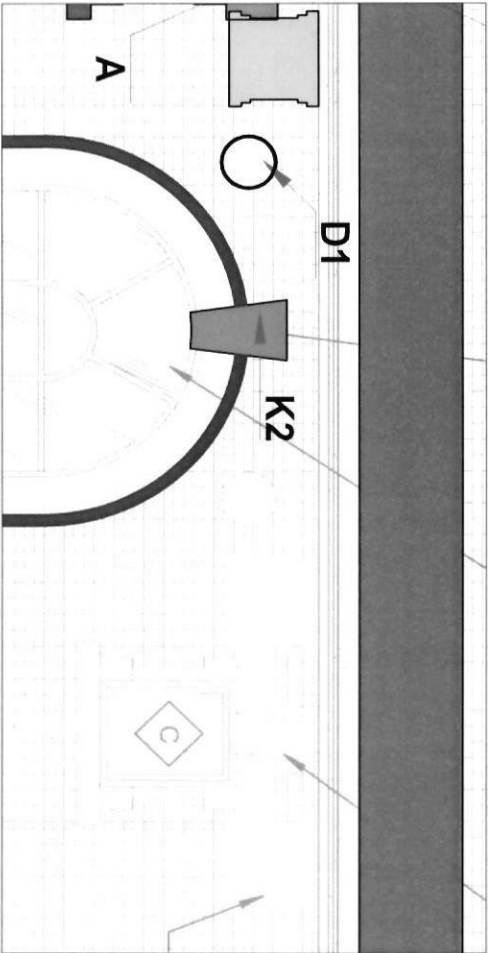
ORDER NUMBER

QTY

**CO-CR**

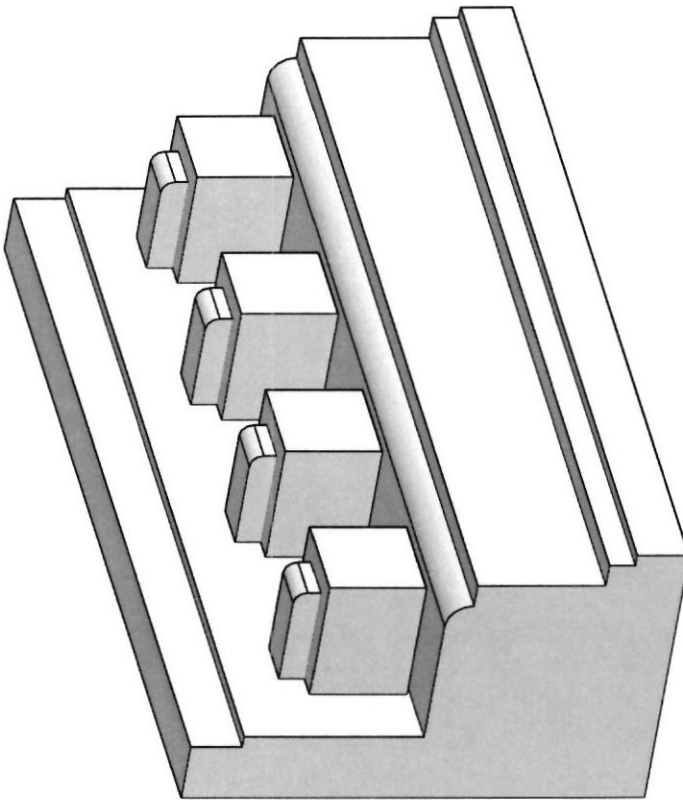
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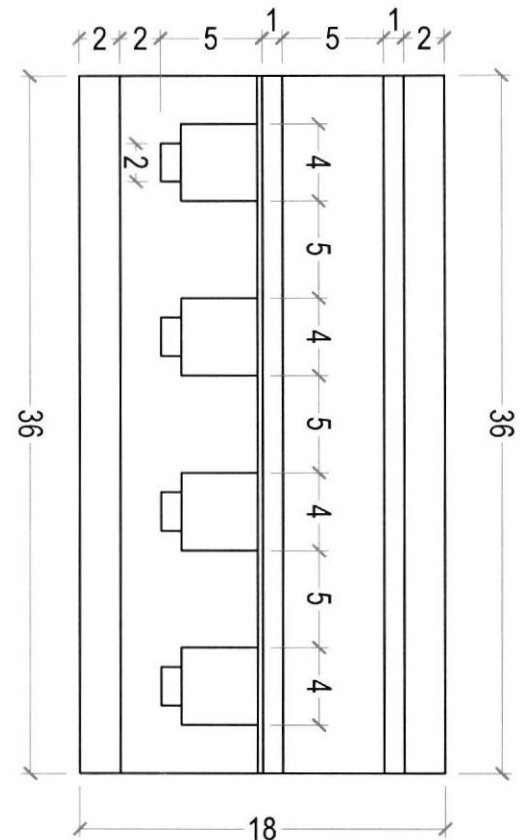


Color: _cc		ORDER NUMBER	QTY
Material _mm	Finish: _ff	D1	-

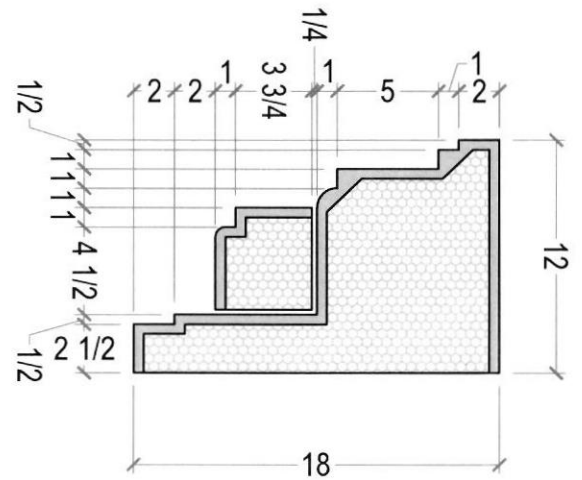
Isometric View



Front View  
CR1



Section



Color: \_cc

Material \_mm

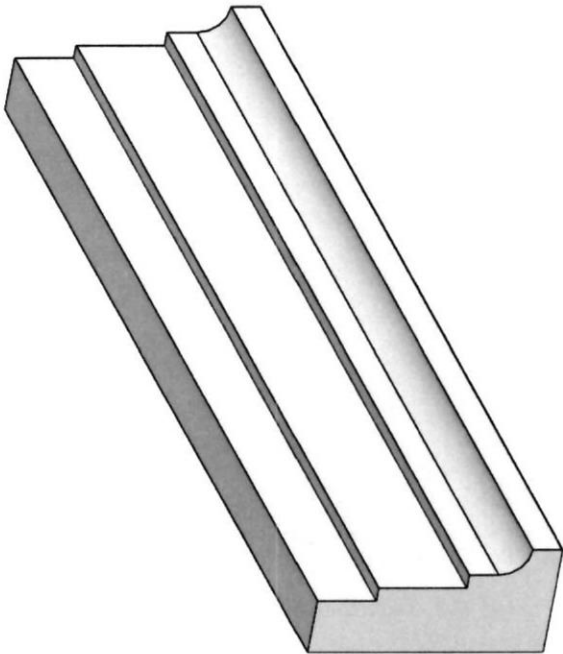
Finish: \_ff

ORDER NUMBER

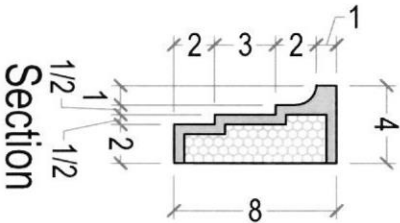
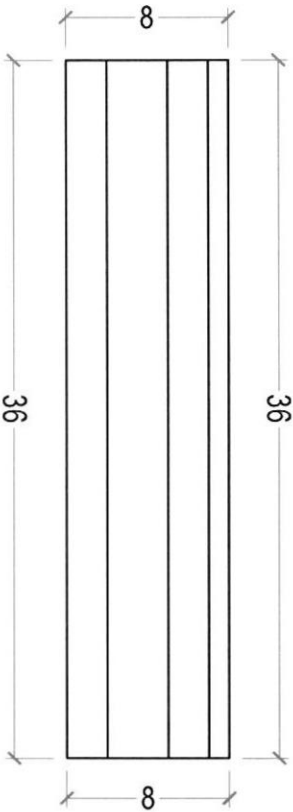
CR1

QTY

-



Front View  
CR2



Color: _cc		ORDER NUMBER	QTY
Material _mm	Finish: _ff	CR2	-

INTERMOUNTAIN CONCRETE CUTTING LLC

3220 W TRIFFORD PLACE  
SALT LAKE CITY, UT 84129-6188

ESTIMATE

10/24/2023	45
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Customer
Beck Partners llc Contact Jeff 801-550-8136

ITEM	DESCRIPTION	QTY	UM	RATE	TOTAL
HAND SAWING	PROJECT ADDRESS 7718 S MAIN STREET MIDVALE, UTAH:  SAW CUT WALL OPENING 18'x10' IN CMU AND SQUARE CUT ALL CORNERS \$1900.00	1		1,900.00	1,900.00
TOTAL					\$1,900.00

intermountainconcretecutting@gmail.com





MONARCH CONSTRUCTION COMPANY LLC  
801-573-3080  
2267 WEST 4240 SOUTH  
Salt Lake City, UT 84129

Prepared For  
TBD TBD  
TBD

Estimate Date  
10/11/2023

Estimate Number  
0000017

Description	Rate	Qty	Line Total
Level and fill top of building including material	\$10,500.00	1	\$10,500.00
brick installation labor and material included	\$28.00	400	\$11,200.00
Subtotal			21,700.00
Tax			0.00
Estimate Total (USD)			\$21,700.00



**Dave (801) 554-1895**  
**Jeremiah (801) 230-3018**

Qty	Description	Total
	Price to cut a 16' x 9' opening in 8" block wall	\$3,000.00
	Price to remove and haul off	\$2,500.00
	Total	\$5,500.00

*Thank you for your business!*

Supreme Plaster, LLC.

ESTIMATE

2297 West 200 North  
Provo, UT 84601  
(801) 404 1707

Bill To

Tate Harrison

Estimate #

129

Estimate Date

09/27/2023

DESCRIPTION	AMOUNT
Lime plaster, concrete look on 2 sides of the building with the entry door, as mentioned.	5,500.00
Job site, 7718 S main Midvale	
TOTAL	\$5,500.00

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**7718 s main Midvale**

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**Tate Harrison** <tateharrison@me.com>

Wed, Oct 25, 2023 at 9:42 AM

To: caitlin@koblecompany.com, Jeff Beck &lt;jeffbeck84@gmail.com&gt;

Cc: Tate Harrison &lt;tateharrison@me.com&gt;, April Harrison &lt;aprilharrison1@gmail.com&gt;

Luis has added additional work to cover area.

From Luis via text message:

I count the 150 sq ft of face on the bid,  
It's only the extra 300 sq ft,  
It's about \$ 4500.00

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**Tate Harrison**[www.thewestend.me](http://www.thewestend.me)

801.520.1356

CONFIDENTIALITY NOTICE - This e-mail transmission, and any documents, files or previous e-mail messages attached to it, may contain information that is confidential or legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that you must not read this transmission and that any disclosure, copying, printing, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone or return e-mail and delete the original transmission and its attachments without reading or saving in any manner.

Begin forwarded message:

[Quoted text hidden]

**129-Tate-Harrison (1).pdf**

42K



Line #	Room ID	Quantity	Overall RO	Overall Frame
200	None Assigned	2		
		field mull		

Quote Comments:

Disclaimer:

SUB-TOTAL:	\$10,216.62
LABOR:	\$0.00
FREIGHT:	\$204.33
SALES TAX:	\$761.14
TOTAL:	\$11,182.10

Messages:

\* This Windsor Window Co. product was manufactured per request as a non-standard product that is not a Performance Grade rated product (air/water/structure). Windsor makes no claims that this product will perform according to any such ratings. The insulated glass ratings (UV and Thermal Rating) will apply per the AAMA and NFRC label affixed at time of delivery.

\* As a Special Order Unit, this line must be approved by the manufacturer before accurate pricing will be displayed. If you are unsure of the status, please check with your dealer / manufacturer before giving the quote to your customer.

\* Units meeting Egress size conform to 2018 IRC Section R310.2 Egress requirements; Local codes may differ. Customer is responsible to confirm units meet all applicable requirements.

Submitted By: \_\_\_\_\_ Date: \_\_\_\_\_

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

We appreciate the opportunity to provide you with this quote!

VALLEY GLASS SALT LAKE, LLC  
26 EAST 800 SOUTH  
Salt Lake City, UT 84111-4104

PH:(801) 534-1908 FAX:(801) 531-8273

Contractor License: 244090-5501  
Federal Tax ID: 83-2668941

Remit To: Valley Glass Salt Lake, LLC, PO Box 142, OGDEN, UT 84402

P/O#:	Cust State Tax ID:	Quote: Q10186459
Taken By: CarlS	Cust Fed Tax ID:	Date: 10/13/2023
Installer:	Ship Via:	Time: 03:44 PM
SalesRep: HOUSE ACCOUNT	Adv. Code: GOOGLE	
Bill To: Cash Sales		Sold To: Cash Sales
The West End.ME 7718 Main St. MIDVALE, UT 84047		The West End.ME 7718 Main St. MIDVALE, UT 84047

Qty	Part Number	Description	List	Disc%	Sell	Total
1	COMMERCIAL	Dark Bronze 2450 Exterior Storefront W/1" SN-68/Clear Insulated Frames & Doors Installed	\$39,636.14	0	\$39,636.14	\$39,636.14

CSR: Breth  
Sales Rep ID: Flat Glass  
GLASS CARE LINK

<https://view.com/sites/default/files/documents/GANA-cleaning-procedures-01-0116.pdf>  
PRICING IS SUBJECT TO CHANGE WITHOUT NOTICE!  
"Thanks for supporting your local Glass Company"

Instructions:  
Here is the quote you requested. Lead Time is 4 to 5 Weeks. Please conatact me if you have any questions.

Thanks, Carl

Due on receipt	Total:	
	Sub Total:	\$39,636.14
	Tax:	\$0.00
	Total:	\$39,636.14

On Behalf Of: Epic Windows & Doors/Park City

Address: 3511 South 300 West

Salt Lake City, UT 84115

Phone: 435-645-7747

Contact: Zack Phillips

Email: zach@epicwd.com

Address: 6443 N Business Loop Rd

Suite E

Park City, UT 84098

Phone: 435-645-7747

Mobile: 509-361-8583



**KOLBE**  
WINDOWS & DOORS

**We're for the visionaries.™**

Quote 1237742C: MIDVALE BANK rev 2

Project: Jeff Beck

Printed: 9/8/2023 2:27:38 PM



Printed By: Zack Phillips

Created: 9/8/2023

2023 Pricing

For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>



Line	Label	UOM	Quantity	Cubic Feet
------	-------	-----	----------	------------

001	ROUND 1 sash set	EA	( 1 )	65.06
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\*\*\* Unit \*\*\*  
URT (Assy 1)

Ultra Half Circle CS/AW Picture

\*\*\* Unit \*\*\*  
Unit 1.1: EXTRD SASH, MATCH XL CRANK OUT PROF, SS

\*\*\* Glass \*\*\*  
Unit 1.1: SOLAR LOW-E GLASS

Unit 1.1: TEMP GLS

\*\*\* Lite Divisions \*\*\*  
Unit 1.1: PDL, SUNBURST, OPEN HUB, 3W3H1R2S, 1 3/8" Bars, BVLD BARS - EXTERIOR

\*\*\* Species-Finish-Color \*\*\*  
Unit 1.1: 70% FLRPOLYMR EXT SASH, 70% FLRPOLYMR EXT FRAME, MIDNIGHT EXT, UNFINISHED INT SASH, UNFINISHED INT FRAME

\*\*\* Casing-Jambs-Trim \*\*\*  
Unit 1.1: NO CASING, NO SILL NSG, 3-1/4" JAMBS

Due to manufacturing procedures, all radius components will have fingerjoints.



Scaled to Fit

Rough Opening:  
79 1/4" X 143 5/8"

Frame Size:  
78 3/4" X 143 1/8"

Unit Dimension:  
78 3/4" X 143 1/8"

002	ROUND 2 sash set	EA	( 1 )	66.08
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\*\*\* Unit \*\*\*  
URT (Assy 1)

Ultra Half Circle CS/AW Picture

\*\*\* Unit \*\*\*  
Unit 1.1: EXTRD SASH, MATCH XL CRANK OUT PROF, SS

\*\*\* Glass \*\*\*  
Unit 1.1: SOLAR LOW-E GLASS

Unit 1.1: TEMP GLS

\*\*\* Lite Divisions \*\*\*  
Unit 1.1: PDL, SUNBURST, OPEN HUB, 3W3H1R2S, 1 3/8" Bars, BVLD BARS - EXTERIOR

\*\*\* Species-Finish-Color \*\*\*  
Unit 1.1: 70% FLRPOLYMR EXT SASH, 70% FLRPOLYMR EXT FRAME, MIDNIGHT EXT, UNFINISHED INT SASH, UNFINISHED INT FRAME

\*\*\* Casing-Jambs-Trim \*\*\*  
Unit 1.1: NO CASING, NO SILL NSG, 3-1/4" JAMBS

Due to manufacturing procedures, all radius components will have fingerjoints.



Scaled to Fit

Rough Opening:  
80 5/8" X 143 3/8"

Frame Size:  
80 1/8" X 142 7/8"

Unit Dimension:  
80 1/8" X 142 7/8"



Printed By: Zack Phillips

Created: 9/8/2023

\* Indicates Increased Rough Opening

2023 Pricing

Summary Page 2 of 5

For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

003	ROUND 3 sash set	EA	( 1 )	66.28
-----	------------------	----	-------	-------

\*\*\* Unit \*\*\*  
URT (Assy 1)

Ultra Half Circle CS/AW Picture

\*\*\* Unit \*\*\*  
Unit 1.1: EXTRD SASH, MATCH XL CRANK OUT PROF, SS

\*\*\* Glass \*\*\*  
Unit 1.1: SOLAR LOW-E GLASS

Unit 1.1: TEMP GLS

\*\*\* Lite Divisions \*\*\*  
Unit 1.1: PDL, SUNBURST, OPEN HUB, 3W3H1R2S, 1 3/8" Bars, BVLD BARS - EXTERIOR

\*\*\* Species-Finish-Color \*\*\*  
Unit 1.1: 70% FLRPOLYMR EXT SASH, 70% FLRPOLYMR EXT FRAME, MIDNIGHT EXT, UNFINISHED INT  
SASH, UNFINISHED INT FRAME

\*\*\* Casing-Jambs-Trim \*\*\*  
Unit 1.1: NO CASING, NO SILL NSG, 3-1/4" JAMBS

Due to manufacturing procedures, all radius components will have fingerjoints.



Rough Opening:  
81" X 143 1/8"

Frame Size:  
80 1/2" X 142 5/8"

Unit Dimension:  
80 1/2" X 142 5/8"

004	ROUND 4 sash set	EA	( 1 )	66.59
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\*\*\* Unit \*\*\*  
URT (Assy 1)

Ultra Half Circle CS/AW Picture

\*\*\* Unit \*\*\*  
Unit 1.1: EXTRD SASH, MATCH XL CRANK OUT PROF, SS

\*\*\* Glass \*\*\*  
Unit 1.1: SOLAR LOW-E GLASS

Unit 1.1: TEMP GLS

\*\*\* Lite Divisions \*\*\*  
Unit 1.1: PDL, SUNBURST, OPEN HUB, 3W3H1R2S, 1 3/8" Bars, BVLD BARS - EXTERIOR

\*\*\* Species-Finish-Color \*\*\*  
Unit 1.1: 70% FLRPOLYMR EXT SASH, 70% FLRPOLYMR EXT FRAME, MIDNIGHT EXT, UNFINISHED INT  
SASH, UNFINISHED INT FRAME

\*\*\* Casing-Jambs-Trim \*\*\*  
Unit 1.1: NO CASING, NO SILL NSG, 3-1/4" JAMBS

Due to manufacturing procedures, all radius components will have fingerjoints.



Rough Opening:  
81 3/8" X 143 1/8"

Frame Size:  
80 7/8" X 142 5/8"

Unit Dimension:  
80 7/8" X 142 5/8"



Printed By: Zack Phillips

\* Indicates Increased Rough Opening

2023 Pricing

Summary Page 3 of 5

For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

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005	frame expander	EA	( 1 )	0.00
-----	----------------	----	-------	------

\*\*\* Unit \*\*\*

ALUMINUM EXTRUSION (Assy 1)

Aluminum Extrusion

\*\*\* Extrusion Component Parts \*\*\*

Unit 1.1: BU837 FRAME EXPANDER 2-1/2" ULT PROF, 70% FLR POLYMR FINISH, MIDNIGHT, CUT LENGTH  
IN INCHES = 120, QTY = 10



Scaled to Fit



Printed By: Zack Phillips

Created: 9/8/2023

\* Indicates Increased Rough Opening

2023 Pricing

Summary Page 4 of 5

For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

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## Notes / Totals / Signature

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Total Quantity: 5	Total Cubic Feet: 264.01	Total Perimeter Feet: 1,783.00	Sub-Total*:	\$37,820.50
			Total Tax:	\$2,817.63
			Total Freight:	\$1,512.82
			Total Labor:	\$0.00
				<hr/>
				Total Amount: \$42,150.95

---

Total Amount includes Kolbe and/or Non-Kolbe lines if applicable

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Purchase Order: \_\_\_\_\_



Printed By: Zack Phillips

Created: 9/8/2023

2023 Pricing

Notes / Totals / Signature Page 5 of 5

For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>



CWS LLC

3511 SOUTH 300 WEST

SALT LAKE CITY

UT 84115-4355

Phone: 801-685-9200

Fax: 1-866-594-4203

Customer  
QuoteShort Form  
Totals Only

QUOTE EXPIRES

9/8/2023

QUOTE DATE

Quote Not Ordered

BID BY

PRICE BOOK

Price Book 2023

CREATED

9/8/2023

zach@epicwd.com

PK # 296

Customer Information:

Phone:

Fax:

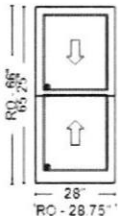
Delivery Information:

Phone:

Fax:

QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
2594822	None		9/8/2023 14:24 PM
CUSTOMER JOB NAME	TERMS	QUOTE NAME	PROJECT NAME
		J. Beck- Midvale State Bank Building rev 3	J. Beck- Midvale State Bank Building

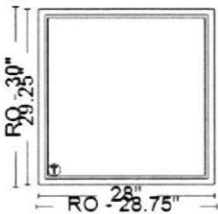
Line #	Room ID	Quantity	Overall RO	Overall Frame
100	Type B	2	28 3/4" X 66"	28" X 65.25"



Pinnacle Clad Black Double Hung XXXX-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: Type B)(2604 Powder)(Setup (Standard))(Concealed Jambliner)(Glass Stop Profile: Ogee)(FD: 28 x 65.25)(Pine Species)(Black Spacer)(Tempered Glass)(Tubes)(Black Matte Hardware)(No Brickmould)(Rigid Nail Fin)(Full Screen)(Black Screen - Not Applied)(BetterVue)(Energy Star: No Zones Met)(LC-PG35-H) Performance Data:(U-Value: 0.35)(SHGC: 0.2)(VT: 0.46)(CR: 54)

\* Units viewed from exterior.

Line #	Room ID	Quantity	Overall RO	Overall Frame
200	Type C	2	28 3/4" X 30"	28" X 29.25"



Pinnacle Clad Black Direct Glaze Rectangle 3-1/4 Complete Unit LoE 366 IG (Room ID: Type C)(2604 Powder)(Setup (Standard))(Glass Stop Profile: Contemporary)(FD: 28 x 29.25)(Pine Species)(Black Spacer)(Tempered Glass)(Tubes)(No Brickmould)(Rigid Nail Fin)(Energy Star: No Zones Met)(CW-PG50-FW) Performance Data:(U-Value: 0.31)(SHGC: 0.25)(VT: 0.58)(CR: 51)

\* Units viewed from exterior.

Line #	Room ID	Quantity	Overall RO	Overall Frame
300	2604 black	42		

2380488

Pinnacle Clad Metal &amp; Vinyl Lineal Small Clad Frame Expander 1 7/8in | 2604 BLACK | 14ft Lineal

Quote Comments:

Disclaimer:

SUB-TOTAL:	\$3,078.92
LABOR:	\$0.00
FREIGHT:	\$123.16
SALES TAX:	\$229.38
TOTAL:	\$3,431.45

Messages:

\* Units meeting Egress size conform to 2018 IRC Section R310.2 Egress requirements; Local codes may differ.  
Customer is responsible to confirm units meet all applicable requirements.

Submitted By: \_\_\_\_\_ Date: \_\_\_\_\_

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

We appreciate the opportunity to provide you with this quote!



# EPIC WINDOWS AND DOORS - PROVO

2880 SOUTH 305 WEST

SALT LAKE CITY

UT 84115

Phone: 801-226-6901

Fax: 999-999-9999

## Customer Quote

Short Form  
Totals Only

QUOTE EXPIRES

N/A

QUOTE DATE

Quote Not Ordered

BID BY

PRICE BOOK

Price Book 2023

CREATED

10/11/2023

alyssa@epicwd.com

PK # 297

### Customer Information:

Phone:

Fax:

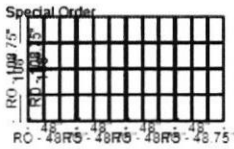
### Delivery Information:

Phone:

Fax:

QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
2616429	None		10/13/2023 15:55 PM
CUSTOMER JOB NAME	TERMS	QUOTE NAME	PROJECT NAME
		Midvale Bank	Jeff Beck

Line #	Room ID	Quantity	Overall RO	Overall Frame
100	None Assigned	1	192 3/4" X 108 3/4"	192" X 108"



(A1) WSET Rectangle 3-1/4 - (A2) WSET Rectangle 3-1/4 - (A3) WSET Rectangle 3-1/4 - (A4) WSET Rectangle 3-1/4 - Standard Mulls

(A1)-Pinnacle Clad Black Direct Glaze Rectangle 3-1/4 Complete Unit LoE 366 IG (2604 Powder) (Setup (Standard))(Glass Stop Profile: Contemporary)(FD: 48 x 108)(Pine Species)(Black Spacer) (Tempered Glass)(Tubes)(No Brickmould)(Rigid Nail Fin)(1-1/4" Putty WDL Short w/Inner Bar) (Putty WDL Interior Profile)(Colonial Pattern 3W4H)(Energy Star: No Zones Met)(CW-PG50-FW) Performance Data:(U-Value: 0.33)(SHGC: 0.21)(VT: 0.45)(CR: 50)

(A2)-Pinnacle Clad Black Direct Glaze Rectangle 3-1/4 Complete Unit LoE 366 IG (2604 Powder) (Setup (Standard))(Glass Stop Profile: Contemporary)(FD: 48 x 108)(Pine Species)(Black Spacer) (Tempered Glass)(Tubes)(No Brickmould)(Rigid Nail Fin)(1-1/4" Putty WDL Short w/Inner Bar) (Putty WDL Interior Profile)(Colonial Pattern 3W4H)(Energy Star: No Zones Met)(CW-PG50-FW) Performance Data:(U-Value: 0.33)(SHGC: 0.21)(VT: 0.45)(CR: 50)

(A3)-Pinnacle Clad Black Direct Glaze Rectangle 3-1/4 Complete Unit LoE 366 IG (2604 Powder) (Setup (Standard))(Glass Stop Profile: Contemporary)(FD: 48 x 108)(Pine Species)(Black Spacer) (Tempered Glass)(Tubes)(No Brickmould)(Rigid Nail Fin)(1-1/4" Putty WDL Short w/Inner Bar) (Putty WDL Interior Profile)(Colonial Pattern 3W4H)(Energy Star: No Zones Met)(CW-PG50-FW) Performance Data:(U-Value: 0.33)(SHGC: 0.21)(VT: 0.45)(CR: 50)

(A4)-Pinnacle Clad Black Direct Glaze Rectangle 3-1/4 Complete Unit LoE 366 IG (2604 Powder) (Setup (Standard))(Glass Stop Profile: Contemporary)(FD: 48 x 108)(Pine Species)(Black Spacer) (Tempered Glass)(Tubes)(No Brickmould)(Rigid Nail Fin)(1-1/4" Putty WDL Short w/Inner Bar) (Putty WDL Interior Profile)(Colonial Pattern 3W4H)(Energy Star: No Zones Met)(CW-PG50-FW) Performance Data:(U-Value: 0.33)(SHGC: 0.21)(VT: 0.45)(CR: 50)

\* This product is a Special Order Unit. See performance and pricing messages at the end of this report.

Line #	Room ID	Quantity	Overall RO	Overall Frame
200	None Assigned	2		
		field mull		

Quote Comments:

Disclaimer:

SUB-TOTAL:	\$10,216.62
LABOR:	\$0.00
FREIGHT:	\$204.33
SALES TAX:	\$761.14
TOTAL:	\$11,182.10

Messages:

\* This Windsor Window Co. product was manufactured per request as a non-standard product that is not a Performance Grade rated product (air/water/structure). Windsor makes no claims that this product will perform according to any such ratings. The insulated glass ratings (UV and Thermal Rating) will apply per the AAMA and NFRC label affixed at time of delivery.

\* As a Special Order Unit, this line must be approved by the manufacturer before accurate pricing will be displayed. If you are unsure of the status, please check with your dealer / manufacturer before giving the quote to your customer.

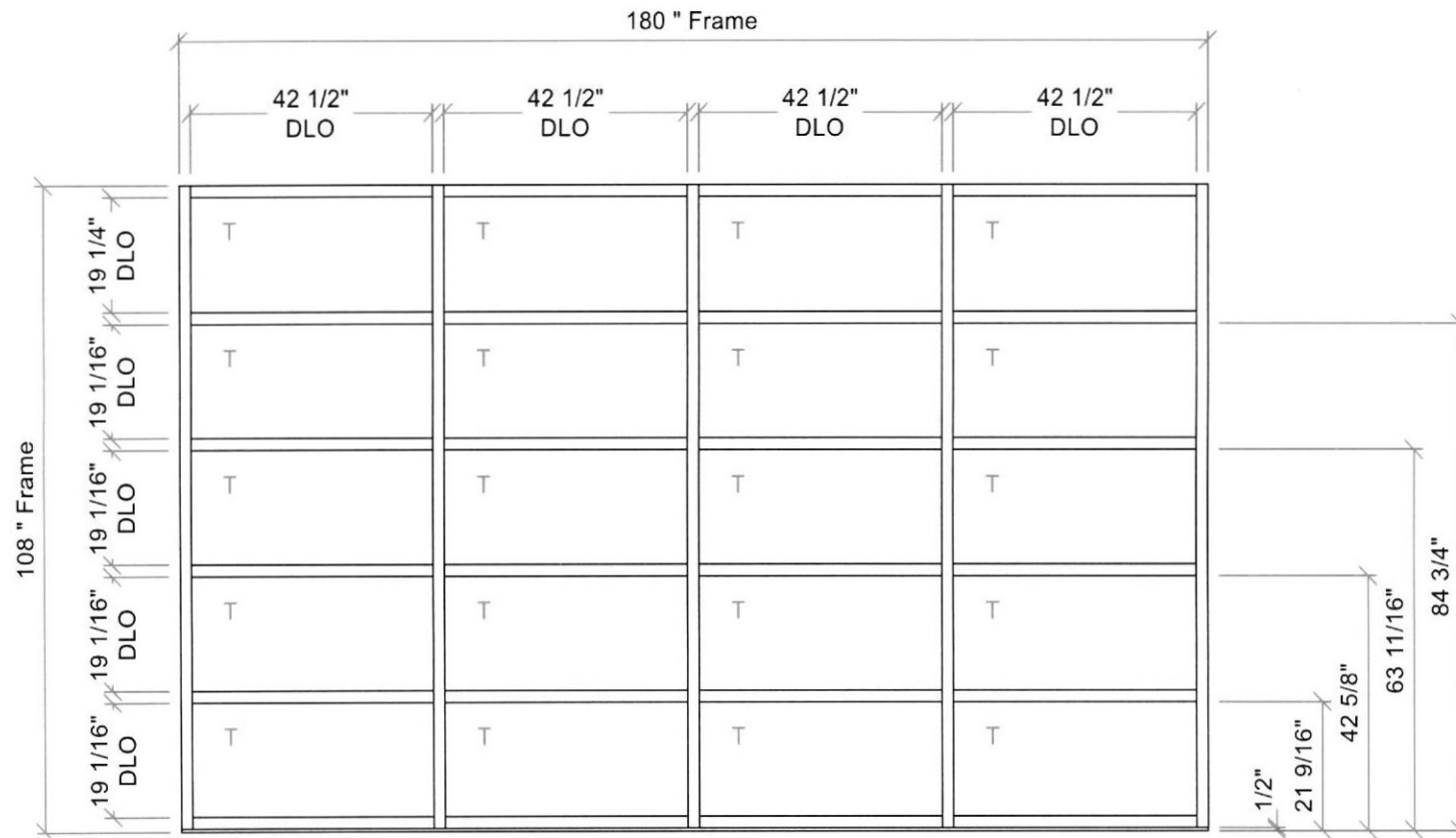
\* Units meeting Egress size conform to 2018 IRC Section R310.2 Egress requirements; Local codes may differ. Customer is responsible to confirm units meet all applicable requirements.

Submitted By: \_\_\_\_\_ Date: \_\_\_\_\_

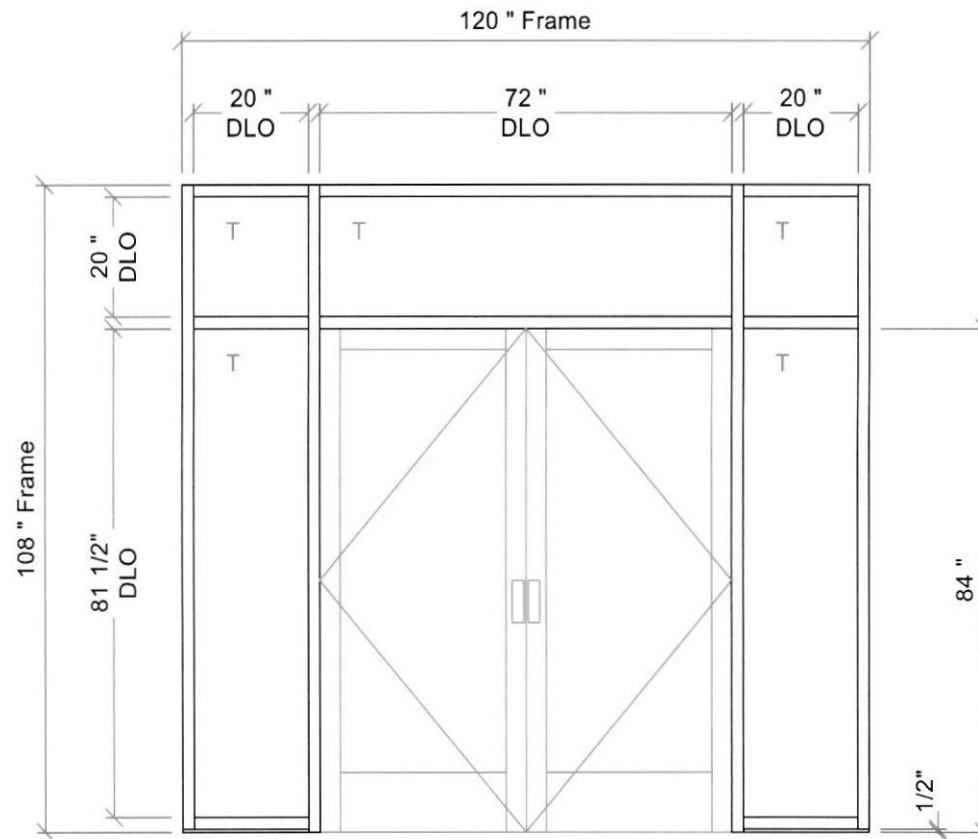
Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

We appreciate the opportunity to provide you with this quote!

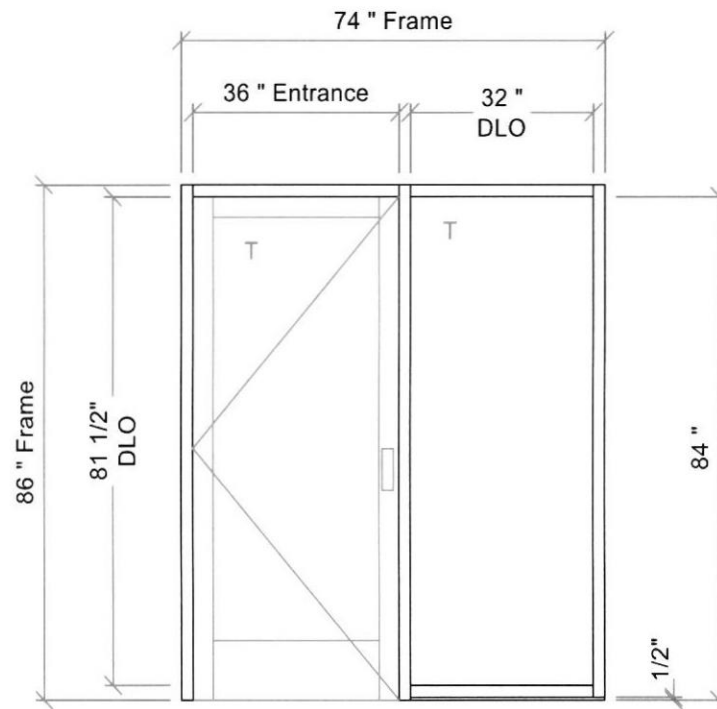




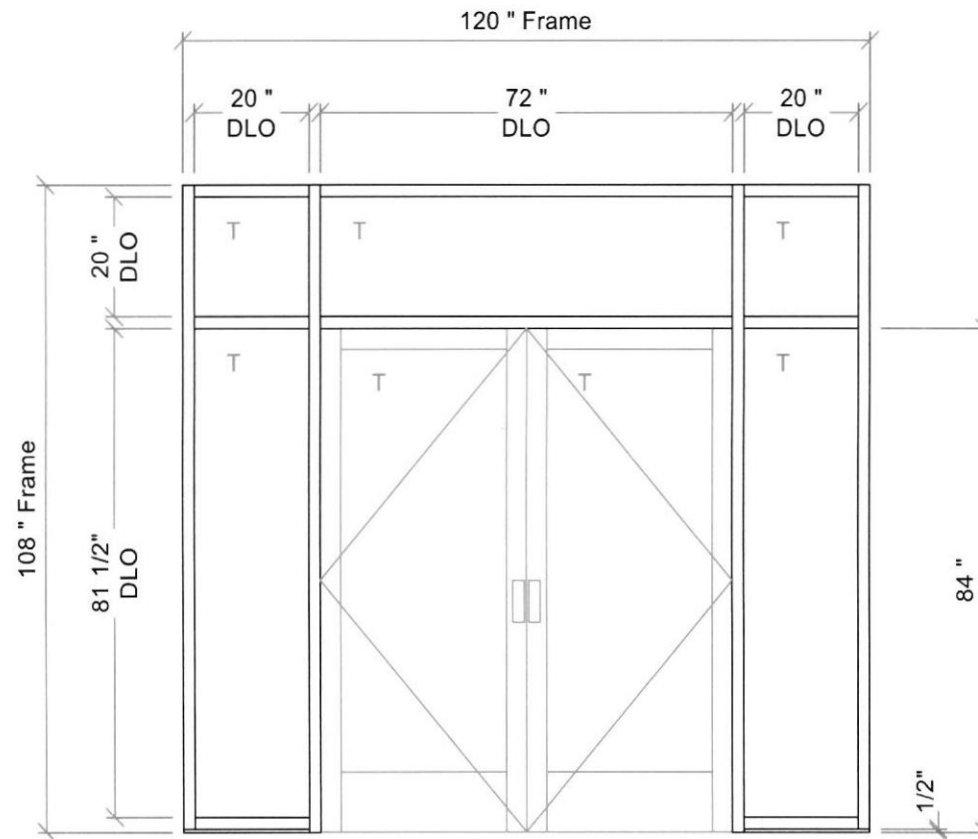
Sample - 1 - 001 - Dtl. A (1 Thus)  
 Frame: (Bronze) 2450 : 1in gl : 2in. Framing : Center - Outside Glaze Storefront



Sample - 2 - 002 - Dtl. B (1 Thus)  
 Frame: (Bronze) 2450 : 1in gl : 2in. Framing : Center - Outside Glaze Storefront



Sample - 3 - 003 - Dtl. C (1 Thus)  
 Frame: (Bronze) 2450 : 1in gl : 2in. Framing : Center - Outside  
 Glaze Storefront



Sample - 4 - 004 - Dtl. D (1 Thus)  
 Frame: (Bronze) 2450 : 1in gl : 2in. Framing : Center - Outside Glaze Storefront



1170 SOUTH 4400 WEST S.C. UTAH 84104  
Office (801) 952-3863 Fax (801) 952-3900  
Web site: [BuntLumber.com](http://BuntLumber.com)

ORDER #	Date	10/23/2023
	Customer	Beck & partner

AE0193	
John Walker	
David Byrne	2000
Robert Lewis	1995-96
Lawrence	1995-96
Charles	1996-97
George Weyer	4.5 ft

C.R.#	SGL = SINGLE or DBL = DOUBLE	WOOD SPECIES	DOOR THICKNESS	WIDTH	HEIGHT	HANDING INT=INTERIOR EXT=EXTERIOR	JAMB MATERIAL	JAMB WIDTH	FLOOR (MILL, BR/CA)	SPECIAL BY	CODE	NOTES	PRICE		TOTAL		
001		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
002		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
003		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
004		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
005		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
006		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
007		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
008		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
009		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
010		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
011		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
012		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
013		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
014		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
015		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
016		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
017		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
018		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
019		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
020		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
021		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
022		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
023		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
024		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
025		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
026		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
027		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
028		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
029		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
030		Maple - Hard Lamin	2-1/4	3-6	6-6	INT								\$	5.65	\$	5.65
EXTENSION																	

<b>ORDER NOTES</b>	
***Woodcraft recommends that all E-exterior 8.0 doors and larger use a multi-point lock***	
ADDRESS	
27X	-
27X	-
27X	-
27X	-
27X	-
27X	-
27X	-
SUBTOTAL	\$501.83
TAX (S.C. 7.75%)	\$38.14

Ecat Version 0.223	
LOCAL DELIVERY FEE	75.00
<b>TOTAL</b>	<b>5,994.37</b>

This estimate is provided as a service to our Customers and for budgetary purposes only. ConstructionCap Capitalize to provide accurate material list for production and pricing purposes. No warranty or representation is made that our quantities drawn are sufficient to complete this project. Prices are good until the expiration date listed above. No carry over. Any quantities drawn from this quotation price is for the estimate only. The best bid above is an estimate only. The most competitive bid will be based upon receipt of Customer's signed proposal and accompanying C.A.O. and drawings. Please call our performance team for warranty and replacement of material's specifications. All material are produced to order and are non-reversible.

I HAVE REVIEWED THIS PROPOSAL AND THE INDIVIDUAL DOOR SPECIFICATIONS AND ACCEPT THE TERMS BY WOODCRAFT

Customer acceptance

Source:

# Bid Proposal

Jim Luttmer

Masonry Masters

801-819-6449

October 16, 2023

Midvale Bank

- Tooth and brick for parapet wall sections and new brick veneer as per plans with existing block wall section on east side of building with modular brick installation, includes all labor and materials.....\$8000.00

\*Please let me know about the precast installation, it would be beneficial to get it done while on the job.

\*Bid includes all labor and materials.

\*Please call with any questions 801-819-6449.

# RDA Program Manager Assessment

**Property Address:** 7718 Main St., Midvale, UT 84047

**Applicant:** Jeff Beck (7718 Main Street LLC)

## I. Completeness of Grant Application

I have assessed the completeness of the application and supporting documentation. Overall, the application is complete based on the following considerations:

1. A completed application, which includes a written scope of work:
  - a. New opening for entry, including structural updates needed
  - b. Brick Repair
  - c. New architectural elements that would have appeared on buildings from the same period.
  - d. New entry door
  - e. New windows
2. Current photos of the property to be improved.
3. Schematics.
4. Two written cost estimates:
  - a. Both the addition for architectural elements and the associated concrete work have only one estimate. The reason for this is that the expertise needed for the construction and installation of architectural elements is considered specialized. In addition, the plaster work required for the installation of the architectural elements came recommended by the vendor who is doing the specialized work.

## II. Fulfillment of Program Objectives

The grant application was evaluated based on the program objectives outlined, which are as follows:

### 1. Provide a Noticeable Contribution to Main Street's Revitalization Efforts:

These improvements will take place in one of the most prominent buildings on Main Street. Situated at the corner of Main Street and Center Street, this building is one of the first things passersby and visitors see as they enter the Main Street area from the South. This improvement will contribute to the attraction of much-needed tenants on this street, activating what is currently a vacant and blighted building. The property owner's objective for these improvements is to attract a restaurant as a tenant, playing a key role in activating the street.

### 2. Be Consistent with the Aspirational Character of and Vision for Main Street:

The restoration of the brick and the installation of architectural elements that existed on buildings from the same time period will directly contribute to the look and feel we hope



to have on Main Street. Due to its high visibility, this building plays a key role in setting the tone for the look and feel of the street.

### **3. Support and Enhance Pedestrian Accessibility and Be Pedestrian-Oriented:**

With the intended use of the building being a restaurant, the improvements to this building will contribute to the activation and stimulation of foot traffic along Main Street.

### **III. Compliance with Eligibility Requirements**

The eligibility requirements outlined in the grant guidelines were carefully reviewed for adherence. This project is in compliance with the following eligibility requirements:

- Applicants must be owners or tenants of real property located within the Main Street CDA.
- Property tax payments must be current.
- Business owners must hold a valid business license, if applicable.
- Applicants must possess and provide proof of ownership. If a tenant, proof of ownership must be verified by the building owner, and a copy of the lease agreement provided to the RDA.
- All building materials used in the improvements to the façade must have a minimum certified life of 30 years.
- All buildings must have commercial activity as their primary purpose, including, but not limited to, traditional retail, specialty shops, services, restaurants and bars, live entertainment, cultural venues, and galleries. Mixed-use buildings will be considered in commercial buildings, provided the commercial use is located on the ground level.
- All improvements must comply with current City zoning and building codes.

### **IV. Recommendations**

Based on the assessment, I recommend approval of the grant application for the East and South Facing Facades on the property located at 7718 Main Street. The recommended funding for this project is \$75,000, which is the maximum available for buildings located on corner lots, not to exceed 50% of the total cost of the project. Based on the funds provided and the prominence of the building, I recommend an easement for a term of 10 years.