

THE
CITY OF
COLUMBIA
HEIGHTS

COMMUNITY
DEVELOPMENT

FIRE SUPPRESSION GRANT, PILOT PROGRAM

FOR OFFICE USE ONLY:

DATE RECEIVED:	AMOUNT REQUESTED:
DATE REVIEWED:	PLANNED EDA MEETING:

PROPERTY OWNER INFORMATION

☐ Check if Applicant

Name: Jessen Como Year Purchased: 2023
Address: 3801 3RD ST NE. 55421
Telephone: 917 607 6765 Email Address: Jessen.Como@gmail.com

BUSINESS INFORMATION

☐ Check if Applicant

Business Name: Ruff Love Dogs
Primary Contact: Jessen Como
Address: 3801 3RD ST NE. 55421
Telephone: 917 607 6765 Email Address: Jessen.Como@gmail.com
Type of Business/Businesses in the Building: DOG DAYCARE

If Leased, Lease Expiration Date _____ Renewal Term _____

Check the appropriate type of ownership:

☒ The business owns the property

☐ The business leases the property

PROJECT INFORMATION

Describe the proposed scope of work to be completed:

Full Sprinkler System - outside -
Excavate land outside and bring in a
second water main. Full Sprinkle
interior of Building.

Estimated Cost of Improvements: TBD

Have you engaged the services of a Contractor, Designer, or Architect:

☐ Yes

☒ No

not yet

If so, which services have you engaged: _____

Estimated time needed for the completion of the project: _____

APPLICATION PROCESS

1. The following documents must accompany a completed application:

- a. A complete application sent to the attention of the Columbia Heights Economic Development Authority at the following location: 590 40th Ave NE, Columbia Heights, MN 55421
- b. Proof of ownership or signed letter from the property owner acknowledging the scope of work and giving the renter permission to apply for the grant and to complete the proposed work.
- c. A detailed scope of work
- d. Electronic copy of drawings or designs
- e. Submit 2 or more competitive proposals from licensed and bonded contractors. These proposals should give detailed information about the work to be done, the costs, and the project completion schedule. Any contractor that has submitted a competitive detailed estimate may be used. Contractors cannot be changed unless new proposals have been submitted and approved by the EDA.
- f. Other supporting documents may be requested by staff or the EDA.

2. Applications will be open and accepted until the initial allocation of funding is exhausted.

3. Upon the Receipt of a complete application Community Development staff will review the planned project with the building official and fire department prior to bringing it before the EDA. During the review staff may request more information or documents related to the project.

4. After the EDA's decision applicants will be notified via email correspondence. A Grant Agreement must be approved and signed before commencement of any improvements.

5. Once the Grant Agreement is executed the Recipient of the grant, may begin the project improvements, the Grantee is responsible for obtaining all necessary permits and inspections throughout the process.

6. The grant recipient or its contractor must commence the improvements sixty (60) days after an executed Grant Agreement. The project specified in the agreement must be completed within ten (10) months after the signing of the agreement.

7. Once the project is complete, the grant funds will be disbursed for reimbursement to the applicant after all the following pieces of information have been submitted:

- a. Proof of Final Inspection by the Building Official and fire department.
- b. A Copy of the Final Invoice Received from the Contractor.
- c. Before and After Photographs
- d. Proof of Payment to the Contractor (i.e. receipt, invoice, etc.)
- e. Copies of all applicable permits

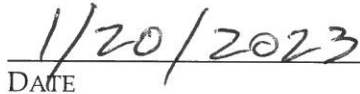
APPLICANT ACKNOWLEDGEMENTS

1. The Applicant shall hold the EDA, its officers, consultants, attorneys, and agents harmless from any and all claims arising from or in connection with the Grant Program or its Application, including but not limited to, any legal or actual violations of any State or Federal laws.
2. The Applicant recognizes and agrees that the EDA retains absolute authority and discretion to decide whether or not to accept or deny any particular Grant Application, and that all expenditures, obligations, costs, fees, or liabilities incurred by the Applicant in connection with the Grant Application are incurred by the Applicant at its sole risk and expense.
3. The Applicant acknowledges that they have read the Fire Suppression Grant, Pilot Program application and guidelines, and understands that if the proposal is approved, they will make the above referenced improvements to the property within the specific time allowed.

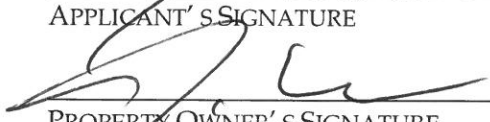
The undersigned, a duly authorized representative of the Applicant, hereby certifies that the foregoing information is true, correct, and complete as of the date hereof and agrees that the Applicant shall be bound by the terms and provisions herein.



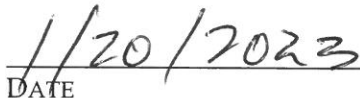
APPLICANT'S SIGNATURE



DATE



PROPERTY OWNER'S SIGNATURE



DATE



January 27, 2023

Attention: Jessen Como

Regarding: Ruff Love Dogs – Columbia Heights, MN
Fire protection proposal

We are pleased to provide you with the following fire protection quotation. Our proposal is based on bid plans and NFPA 13. All work to be performed during normal working hours.

Scope of work:

- Provide engineered fire protection plans for city approval and permit. AutoCAD backgrounds to be provided to Frontier Fire at no additional charge.
- Sprinkler work to begin at a new 4" underground inside the building. Pricing assumes bringing the new underground into the southwest corner of the building. New underground into building and testing is included in the underground pricing below.
- Furnish and install a new valve assembly per NFPA 13 and City of Columbia Heights.
- Furnish and install a wet system to protect the entire building.
- Sprinkler system is to be designed for light and ordinary hazard per NFPA 13.
- Furnish and install brass upright sprinkler heads installed on exposed sprinkler pipe in the areas without ceilings.
- Furnish and install chrome semi-recessed sprinkler heads in the areas with ceilings.
- All hangers per NFPA 13.
- Provide and install a new rough brass y-type fire department connection on the exterior wall of the sprinkler room.
- Provide combination horn & strobe for the new fire department connection (installation and wiring by others).
- Provide and install required tamper switches and water flow switches (wired by others).
- Grooved pipe (1-1/2" and larger) to be black thinwall with grooved fittings.
- Threaded pipe (1" to 2") to be threadable lightwall pipe with ductile iron fittings.

Fire sprinkler system - \$32,160

New underground service - \$41,900

(Items not included in this underground number are SAC/WAC charges, rock removal, restoration other than street repair, staking locations of grades for storm drainage, dewatering costs, soil correction and frost excavation.)

Exclusions:

Fire alarm/monitoring work, bringing underground into southeast corner of building (add \$5,900), dry systems, painting of sprinkler pipe, custom colored sprinkler heads and overtime.

Sincerely,

Chris Harvieux

Frontier Fire Protection, Inc



Jan 30, 2023

Company: Ruff Love Dogs
3801 3rd St NE
Columbia Heights, MN 55421

Attention: Jessen Como
E-mail: Jessen.como@gmail.com
Phone: 917-607-6765

Regarding: **Ruff Love Dogs**

Bid #WBH230006

We propose to furnish and install the necessary material, labor, tools & equipment for the installation of a new fire sprinkler system including monitoring. The fire suppression system will be designed based on N.F.P.A, Minnesota State and local AHJ requirements. State License No. C-156.

Our scopes of work are as follows:

- Labor, equipment, and materials needed to excavate, install (1) 4" waterline from the main to a point "just" inside the building. Includes a 4" x 6" tap at the main. The permanent restoration of the street (up to 30' x 15' x 4" asphalt) and curb (up to 15') is included. All grass and all other restoration is excluded. Temporary restoration is listed below as alternate #1 if needed. Based on doing job in April.
- New Wet Sprinkler System including required backflow prevention.
- Black pipe, fittings & hangers to be provided throughout all areas of LVC's work.
- Sprinklers are to be Brass Pendants/Uprights installed on exposed piping.
- Provide sprinkler supervision alarm panel and associated devices to monitor new fire sprinkler system being installed in the facility. The sprinkler supervision panel with include a cellular/IP communicator for connection to central station for off-site monitoring.

Fire & Life Safety | Fire Suppression | Fire Extinguishers | Video Surveillance | Structured Cable | Access Control | 24 Hour Service

MINNESOTA

Minneapolis 952-835-4600
Rochester 507-281-4600
Hibbing 218-262-2484
International Falls 218-286-1141
Crosby 218-259-2135
Alexandria 320-219-6633

WISCONSIN

Eau Claire 715-688-4600

ARIZONA

Tempe 480-967-0800

www.LVCinc.com



- **The system as proposed above includes the following:**
 - 001 Notifier Fire Warden 50X Fire Alarm Panel
 - 001 CLSS Pathway Cellular/IP Communicator
 - 001 BG12LX Manual Pull Stations
 - 001 FSP-951 Addressable Smoke Detectors
 - 001 Horn/Strobes-Wall Mounted
 - 001 FDM-1 Dual Input Monitor Module (For Sprinkler Supervision
 - Our installation is based on performing work off of a smooth unobstructed floor.
 - All work shall be performed during normal working hours.
 - Payment terms are monthly progress payments 30 days net.
-
- Payment and performance bond will be provided at an additional cost of \$9.00 per \$1,000.00 to the maximum value of the contract. Bonds can be furnished at no additional cost to the owner in lieu of retention being held.
 - All work to be performed in accordance with this subcontractor Health and Safety Manual in correlation with the Owners Safety Program.
 - Any scope changes outside this document or in the event additional materials and/or labor is required due to unforeseen circumstances beyond our control, LVC Companies, Inc reserves the right to generate a change order request to cover additional scope of work. Additional scope, work and costs will be discussed as soon as identified in order to keep all parties informed and the project kept on schedule. No additional work will be performed until LVC Companies, Inc receives the written approval to proceed.
 - Price is valid for 15 days from the date of this proposal.

Our based bid price \$83,360.00

Alternate #1: to provide temporary restoration of the street (up to 30' x 15'). Includes removals of the temporary restoration once permanent restoration is allowed. **Add \$8,000**

Alternate #2: to provide a vac truck for (1) day if needed due to utilities. **Add \$4,000**



Clarifications:

- LVC will provide a one-year warranty on parts and labor commencing on the date of AHJ or Owner acceptance.
- Any required CAD files are to be provided to LVC Inc. at no additional cost to complete required permit submittals. LVC will provide all design submittal documents and plans upon receiving CAD files by others at no additional cost to LVC.
- All programming and panel terminations are to be done by LVC Companies.
- All cabling will be done installed to industry standards and with proper support.
- All cabling pathways are assumed to be available for use without additional conduits, fire sleeves, core holes, or other means to run cabling.
- Required permits for fire alarm system included in the proposal price.
- Fire alarm cabling cannot be painted unless approved in writing by the AHJ.
- The proposal includes one (1) pre-test and one (1) final acceptance test with AJH and is based on single-phase work for completion for occupancy. Additional phases for occupancy will require a change order.

Our list of exclusions are as follows:

- Land/Lane use permits, SAC and/or other connection charges, water meters, dewatering, soil correction and/or replacement, pipe support, removal of buried obstructions, jacking, frost charges, rock excavation, construction staking, restoration (other than listed above), compaction tests, hauling of excess soils, erosion control/inlet protection, hazardous material handling, wall sleeves, utility cut-offs and/or removals, cut and patch floors, culverts, irrigation, trench drains, perimeter drain tile, tree removal and/or replacement, grubbing, sheeting, shoring, bracing, and private utility locates.
- All electrical, including but not limited to 120VAC connections, rough-in conduits and boxes, other conduit, raceways, penetrations, cable trays, POE entry sleeves, floor X-rays, surface raceways for low voltage cable pathways, are to be supplied by electrician or others.
- LVC Companies is not responsible for any repairs of sheetrock, ceiling tile, tile grid, or any superficial material, including paint, wall covering, paneling wood, steel studs, access hatches, or any non-supporting structure material related to completing the installation of the system.
- Unless otherwise noted, the following are not included in this proposal:
 - Lift scheduling or rentals
 - Offsite monitoring fees-See line item above for value
- Payment & Performance Bond .
- Removal and/or replacement of ceilings for installation of our work.



- Paint and/or painting of any kind.
- 3D drawings & 3D modeling.
- Overtime.

Material Escalation:

Due to the volatile steel market and the monthly increase in piping an adjustment to our proposal may be required at the time of contracting. In addition, material may require pre-purchasing with payment for said material in order to lock in pricing in the event of significant delay or price increases of material occurring during the performance of the contract through no fault of the contractor, the contract sum, time of performance, or contract requirements shall be equitably adjusted by change order in accordance with procedures of the contract documents. A change in price of an item of material shall be considered significant when the price of the item increases 5% between the date of the contract and the date of installation. Thank you for the opportunity to present this proposal.

Again, thank you for the opportunity to present this proposal. I am certain that LVC Companies, Inc Fire Suppression can provide the engineering, equipment, installation and testing needed to insure a complete and fully operational system. Please contact me with any further questions or to discuss in greater detail.

Thank You

Bill Hoppe
Fire Sprinkler Sales

Direct: 952-837-0586
Mobile: 952-738-2342
Fax: 952-835-4153
E-mail: bhoppe@lvcinc.com

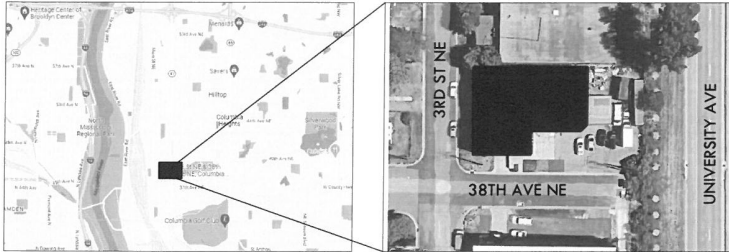
Accepted By: _____ Date: _____

Print Name: _____

Title: _____

RUFF LOVE DOGS II

3801 3RD ST NE
COLUMBIA HEIGHTS, MN 55421



VICINITY MAP

PROJECT DIRECTORY

OWNER

JESSEN COMO
PHONE: (612) 331-4248
EMAIL: jessen.como@gmail.com

ARCHITECT

BLUMENTALS/ARCHITECTURE, INC.
1600 MARSHALL ST. NE, SUITE 1
MINNEAPOLIS, MN 55413

PRINCIPAL: JIM MOY
ARCHITECT: JIM MOY
JOB CAPTAIN: KAREEM SHERARD
PHONE: (612) 421-0652
EMAIL: JIMM@BLUMENTALS.COM

Blumentals
Architecture

1600 Marshall Street NE, Suite 1
Minneapolis, MN 55413
612/331-2222
info@blumentals.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of

MINNESOTA	1/19/2023
	sign date
JAMES L. MOY	27036
	reg. no.

James L. Moy

ISSUES / REVISIONS

1	01-19-2023	CITY REVIEW
---	------------	-------------

EXISTING CONDITIONS
VERIFY ALL EXISTING CONSTRUCTION DIMENSIONS, ELEVATIONS AND CONDITIONS BEFORE STARTING ANY CONSTRUCTION. REVIEW ANY DISCREPANCIES WITH THE ARCHITECT. ADJUST NEW CONSTRUCTION AS REQUIRED.

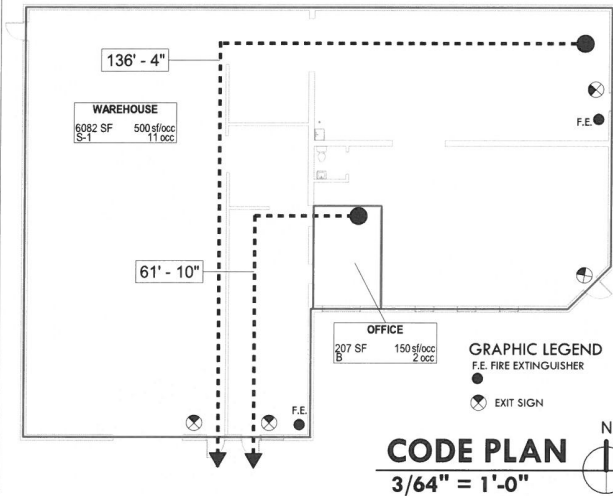
RUFF LOVE DOGS II

3801 3RD ST NE
COLUMBIA HEIGHTS, MN 55421

B/A Project Number: 622-44

COVER PAGE

A.1



CODE PLAN
3/64" = 1'-0"

BUILDING DATA: RUFF LOVE DOGS II

APPLICABLE CODES & OCCUPANCY	OCCUPANT LOAD	PLUMBING FIXTURE COUNTS
2020 MINNESOTA BUILDING CODE (MBC) 2020 MINNESOTA ACCESSIBILITY CODE	GROUP 5-1 WAREHOUSE 6082 SF 500 SF/OCC 11 OCC	WAREHOUSE: 11 OCCUPANTS LAV - 1 PER 100 TOILETS - 1 PER 100
TYPES OF CONSTRUCTION (CHAPTER 6 - 2020 MBC) II-B	GROUP B OFFICE 207 SF 150 SF/OCC 2 OCC	LAV: REQUIRED: .11 TOILETS: REQUIRED: .11
STRUCTURAL FRAME: 0 HR EXTERIOR WALLS: 0 HR INTERIOR WALL: 0 HR NON BEARING WALLS & PARTITIONS: 0 HR FLOOR: 0 HR ROOF 0 HR	TOTAL OCCUPANTS 13	OFFICE: 2 OCCUPANTS
EXIT REQUIREMENTS (TABLE 1006.2.1 - 2020 MBC)	EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2 MN IBC 2020) 5 OCCUPANCY REQUIRED: 200' NOT SPRINKLER PROVIDED: 136' 4"	LAV - 1 PER 40 FOR THE FIRST 50 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80
OCCUPANT LOAD FOR 5 AND B OCCUPANCY IS LESS THAN THE THRESHOLD BEFORE A SECOND EXIT IS REQUIRED	B OCCUPANCY REQUIRED: 200' NOT SPRINKLER PROVIDED: 61' 10"	TOILETS - 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50
5 OCCUPANCY MAXIMUM LOAD = 29 OCCUPANT LOAD PROVIDED = 11		LAV: REQUIRED: .05 TOILETS: REQUIRED: .05
B OCCUPANCY MAXIMUM LOAD = 49 OCCUPANT LOAD PROVIDED = 2		TOTAL LAVS REQUIRED: .16 PROVIDED: 1 TOTAL TOILETS: REQUIRED: .16 PROVIDED: 1



EXISTING SITE PLAN

1" = 20'-0"



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of

MINNESOTA

1/19/2023

sign date

JAMES L. MOY

27036

reg. no.

James L. Moy

ISSUES / REVISIONS

1	01-19-2023	CITY REVIEW
---	------------	-------------

EXISTING CONDITIONS

VERIFY ALL EXISTING CONSTRUCTION DIMENSIONS, ELEVATIONS AND CONDITIONS BEFORE STARTING ANY CONSTRUCTION. REVIEW ANY DISCREPANCIES WITH THE ARCHITECT. ADJUST NEW CONSTRUCTION AS REQUIRED.

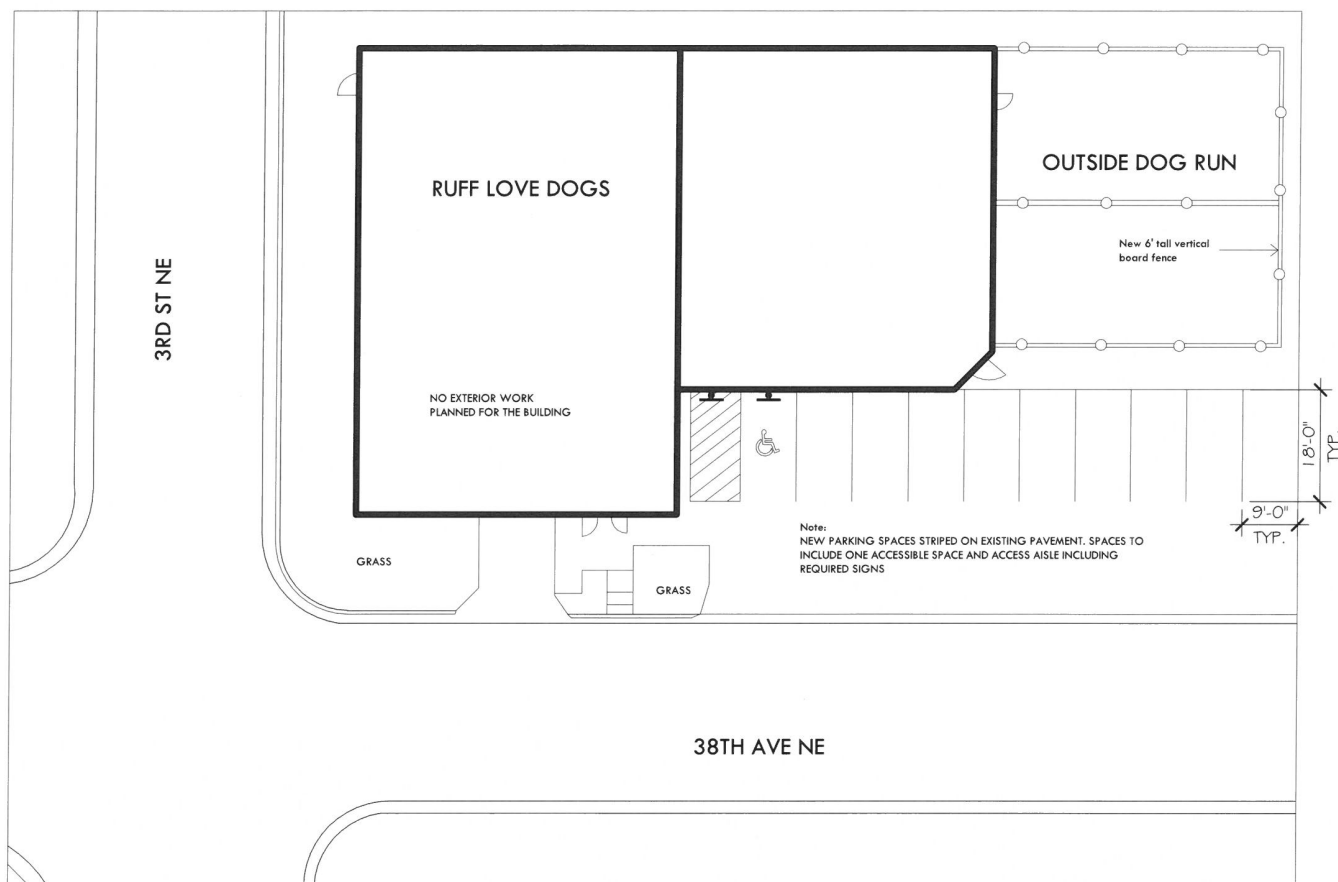
RUFF LOVE DOGS II

3801 3RD ST NE
COLUMBIA HEIGHTS, MN 55421

B/A Project Number: **622-44**

EXISTING SITE PLAN

A.2



PROPOSED SITE PLAN
1" = 20'-0"

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of

MINNESOTA

1/19/2023

sign date

JAMES L. MOY

27036

reg. no.

James L. Moy

ISSUES / REVISIONS

1 01-19-2023 CITY REVIEW

EXISTING CONDITIONS
VERIFY ALL EXISTING CONSTRUCTION DIMENSIONS, ELEVATIONS AND CONDITIONS BEFORE STARTING ANY CONSTRUCTION. REVIEW ANY DISCREPANCIES WITH THE ARCHITECT. ADJUST NEW CONSTRUCTION AS REQUIRED.

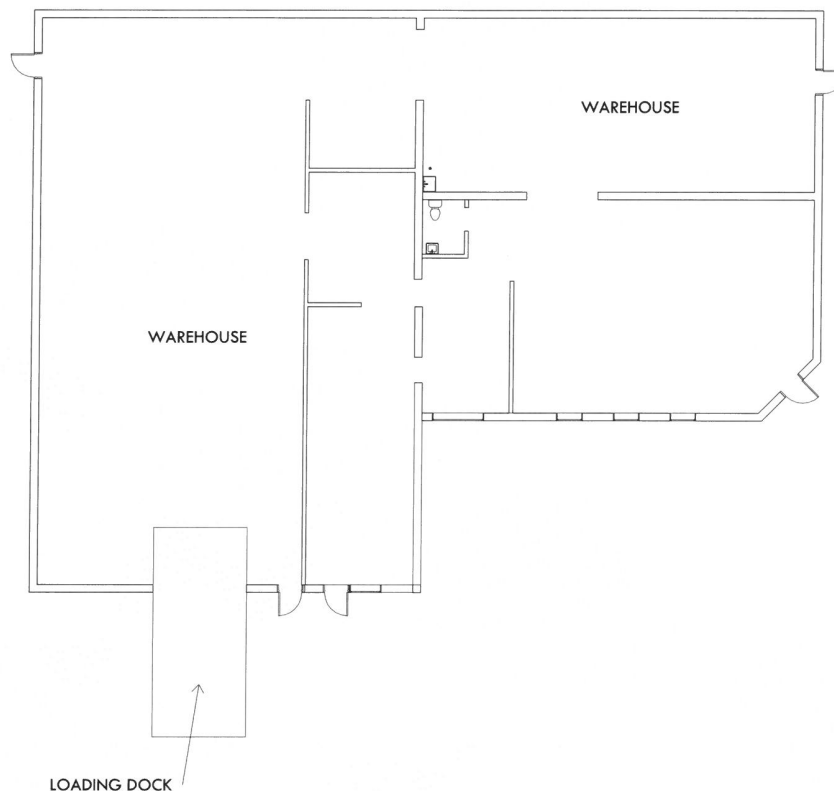
RUFF LOVE DOGS II

3801 3RD ST NE
COLUMBIA HEIGHTS, MN 55421

B/A Project Number: **622-44**

PROPOSED SITE PLAN

A.3



EXISTING FLOOR PLAN

1/16" = 1'-0"



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of

MINNESOTA

1/19/2023

sign date

JAMES L. MOY

27036

reg. no.

James L. Moy

ISSUES / REVISIONS

01-19-2023 CITY REVIEW

EXISTING CONDITIONS

VERIFY ALL EXISTING CONSTRUCTION DIMENSIONS, ELEVATIONS AND CONDITIONS BEFORE STARTING ANY CONSTRUCTION. REVIEW ANY DISCREPANCIES WITH THE ARCHITECT. ADJUST NEW CONSTRUCTION AS REQUIRED.

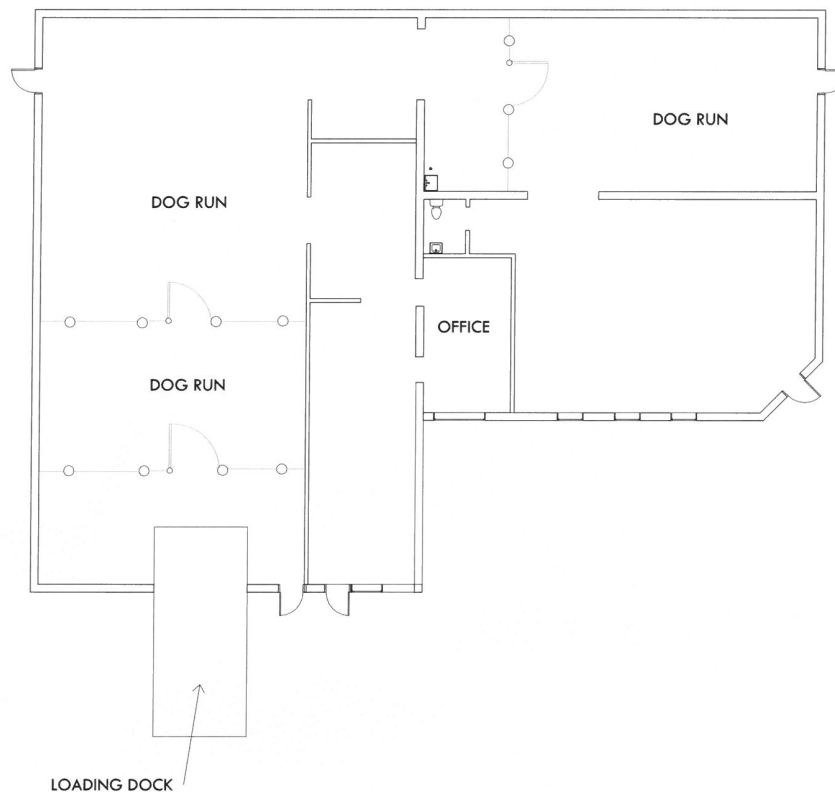
RUFF LOVE DOGS II

3801 3RD ST NE
COLUMBIA HEIGHTS, MN 55421

B/A Project Number: 622-44

EXISTING FLOOR PLAN

A.4



PROPOSED FLOOR PLAN

1/16" = 1'-0"



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of

MINNESOTA

1/19/2023

sign date

JAMES L. MOY

27036

reg. no.

James L. Moy

ISSUES / REVISIONS

1	01-19-2023	CITY REVIEW
---	------------	-------------

EXISTING CONDITIONS
VERIFY ALL EXISTING CONSTRUCTION DIMENSIONS, ELEVATIONS AND CONDITIONS BEFORE STARTING ANY CONSTRUCTION. REVIEW ANY DISCREPANCIES WITH THE ARCHITECT. ADJUST NEW CONSTRUCTION AS REQUIRED.

RUFF LOVE DOGS II

3801 3RD ST NE
COLUMBIA HEIGHTS, MN 55421

B/A Project Number: **622-44**

PROPOSED FLOOR PLAN

A.5