

**THE
CITY OF
COLUMBIA
HEIGHTS**

FIRE SUPPRESSION GRANT PROGRAM

FOR OFFICE USE ONLY:

**COMMUNITY
DEVELOPMENT**

DATE RECEIVED: 02/23/2026	AMOUNT REQUESTED:
DATE REVIEWED:	PLANNED EDA MEETING: 03/02/2026

PROPERTY OWNER INFORMATION Check if Applicant

Name: Julio Orellana/Johanna Espinoza Year Purchased: 2025
Address: 4755 University Ave NE
Telephone: 412-730- [REDACTED] Email Address: [REDACTED]@gmail.com

BUSINESS INFORMATION Check if Applicant

Business Name: El Pollo Loco LLC
Primary Contact: Julio Orellana
Address: 4755 University Ave NE
Telephone: 412-730- [REDACTED] Email Address: [REDACTED]@gmail.com
Type of Business/Businesses in the Building: grocery/ Deli

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:
Design and install of fire sprinkler system

Estimated Cost of Improvements: \$51,863

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

Yes No

If so, which services have you engaged: General contractor & design architect.

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: 3989 Central 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 within 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 Licensed Fire Suppression 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 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.

John Espinoza 2/20/24
APPLICANT'S SIGNATURE DATE

John Espinoza 2/20/24
PROPERTY OWNER'S SIGNATURE DATE

Business Record Details »

Print

Order Certificate

File Amendment / Renewal

Order Copies

« Back to Search Results

Minnesota Business Name
El Pollo Loco LLC

Business Type

Limited Liability Company (Domestic)

MN Statute

322C

File Number

1587937800028

Home Jurisdiction

Minnesota

Filing Date

10/9/2025

Status

Active / In Good Standing

Renewal Due Date

12/31/2026

Registered Office Address

4755 UNIVERSITY AVE NE
COLUMBIA HEIGHTS, MN 55421-2107
USA

Registered Agent(s)

Julio Raul Orellana
Ilda Espinoza

Filing History

Select the item(s) you would like to order:

<input type="checkbox"/>	Filing Date	Filing	Effective Date
<input type="checkbox"/>	10/9/2025	Original Filing - Limited Liability Company (Domestic) (Business Name: El Pollo Loco LLC)	

Printable page


PARID: 26-30-24-31-0110
ORELLANA JULIO RAUL

4755 UNIVERSITY AVE NE


Parcel

Tax Year: 2025
 Active/Inactive: Active
 Property Address: 4755 UNIVERSITY AVE NE
 City State Zip: COLUMBIA HEIGHTS MN 55421
 Multiple Addresses: No
 NBHD: CH-C/I -
 Class: 233 - 3A COMMERCIAL LAND AND BUILDING
 Record Type: **ABSTR**
 Property Use Code: 06 - Commercial
 Acres
 Lot Size: W75*130
 Plat: 34448-ROSLYN PARK
 Lot/Unit: 29
 Block/Tract/Outlot: 21
 Sect-Twp-Range-Qtr/Qtr: - - -
 Tax District: 19 - 14013I
 Town/City: COLUMBIA HEIGHTS
 School District: COLUMBIA HEIGHTS SD13
 Commissioner District: 07 - Mandy Meisner
 TIF Project #: -
 DNR Water Ind: N - NONE
 Resd Year Built:
 Comm Year Built: 1940

Current Owner

Name: ORELLANA JULIO RAUL
 In Care Of:
 Owner Address: 
 City State Zip: COLUMBIA HEIGHTS MN 55421
 % Owned: 100%
 Owner Type Code 1: O - OWNER

All Owners

Ownership Type	Name	Address
O - OWNER	ORELLANA JULIO RAUL	 COLUMBIA HEIGHTS MN 55421

O – OWNER ESPINOZA ORTIZ JOHANNA
MARIBEL

[REDACTED]
55421

COLUMBIA HEIGHTS MN

Parcel Status

Delinquent	No
In Redemption	No
Forfeiture Parcel	No
Payment Contract	No
In Bankruptcy	No
Homestead	No
Relative	None
Use Program	None
Petition Date	
MH Park Name	
MH Pad #	

Legal

Legal	LOTS 29 & 30, BLK 21, ROSLYN PARK EX RD; SUBJ TO EASE OF REC
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Legal Description	LOTS 29 & 30, BLK 21, ROSLYN PARK EX RD; SUBJ TO EASE OF REC
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5097 Nathan Lane North • Plymouth, MN 55442 • lifesaverfire.com • 763-473-

PRESENTED TO: Fredy Alverado		DATE: 2/11/26
CLIENT PHONE: (612) 418-████	EMAIL: ████@budgetconstructionllc.com	JOB NAME: 030 El Pollo Loco #36369
ADDRESS: Budget Construction LLC 1010 88th Avenue Northwest Coon Rapids, MN 55433		JOB LOCATION: 4755 University Avenue Northeast Minneapolis MN 55421

Lifesaver Fire Protection is pleased to provide you with this proposal for the following work:

1. Design-Build Fire Sprinkler Installation \$35,850.00

Scope:

This proposal provides for the necessary design, labor, material, permit and final testing to provide for a design-build fire sprinkler system as required by the minimum standards set forth in NFPA 13, the State of Minnesota and the local Authority Having Jurisdiction. Materials and design of the system(s) are per NFPA minimum requirements.

Proposal Includes:

- 1 Main valve assembly including listed backflow preventer.
- 1 Fire department connection (FDC) on address side of building.
- 1 Wet pipe sprinkler system.
- Field certification of back flow preventer as required by a licensed individual.
- All required flow switches, tamper switches, and (1) exterior horn/strobe for FDC.
- Design, permit, permit fees, and acceptance testing.
- In gratitude for your business, Lifesaver is offering to perform your first-year annual inspection services at no charge. This does require the owner reaching out to the Lifesaver office for set up.

Proposal Excludes:

- Night work, weekends, or shift differential pay
- Water Supply into structure to be plumb and level to be done by others. Flanged tee for domestic / sprinkler separation, pricing provided on request.
- Any electrical wiring including low voltage wiring of flow switches and tamper switches as well as 120VAC wiring/installation of exterior horn/strobe.
- Fire alarm control panel and monitoring system. Pricing upon request.
- Painting of pipe or preparation of pipe for paint.
- Fire pump
- Maintaining adequate heat (40 deg F) for wet system areas during and after construction.

Building material prices and supply chain interruptions have dramatically impacted materials pricing. This poses a unique challenge for the design-build process, as project specific orders cannot, in most cases, be locked in with suppliers until the project has been fully coordinated



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with other trades, listed, and ready for fabrication. This creates exposure to material price increases. Over the last year, we have been working hard to avoid passing these increases to you. To continue protecting you and the client from these fluctuations, Lifesaver Fire Protection is willing to assume the increases in material costs if we are able to bill the materials at the start of the project (in the first available draw). If this is not feasible, we reserve the right to pass on any materials increase over 5% since the proposal date, as these increases cannot continue to be absorbed in this volatile market.

Payment Terms:

Design, permit up front, materials upon materials order and 50% labor due at commencement of the project and final payment at final testing..

IF THIS PROPOSAL IS ACCEPTED, WE REQUIRE SITE ACCESS, PROJECT SUPERINTENDENT AND SCHEDULE BE RETURNED WITH THE SIGNED PROPSOAL TO HELP WITH TIMELY PROJECT EXECUTION. - THANK YOU FOR YOUR HELP

2. Fire Alarm System- Sprinkler Monitoring - Conventional \$6,180.00

Scope:

Furnish and install new Fire Alarm Control Panel and components for the purpose of monitoring the Fire Sprinkler System. Proposed design-build scope of work is subject to final approval from the Authority Having Jurisdiction (AHJ).

Proposal Includes:

- (1) Conventional Fire Alarm Control Panel
- (1) Smoke detector located at the panel
- (1) Manual Pull station
- (1) Cellular Communication Dialer
- Low Voltage Wiring of (3) Tamper Switches and (1) Flow Switches
- Wire and parts for install
- Installation Labor
- Design, Permit, Permit Fees, And Acceptance Testing.
- State/local taxes

Proposal Excludes:

- 120VAC power wiring and/or power connection for Panel and Horn Strobe above FDC.
- Additional Work required by AHJ that is not required by code or written policy.
- NAC Circuits or any notification other than Horn/strobe at Panel.
- Monitoring and Maintenance costs listed below.

Monitoring/ Maintenance Costs (requires agreement with Owner):

- Monitoring \$35/month to be billed annually.
- Cellular Service Fee \$25/ mo
- Annual Fire Alarm Inspection \$TBD
- Annual Sprinkler System Inspection \$598 including truck charge and compliance engine fees
- Backflow Preventer \$120
- It is assumed this maintenance pricing will be awarded as one package.





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LIMITATION OF LIABILITY: It is understood and agreed by and between the parties hereto that LFP is not an insurer nor is this Proposal intended to be an insurance policy or substitute for an insurance policy. Insurance, if any, will be obtained by you. Charges are based upon the value of the services provided for, and are unrelated to the value of Subscriber's property or the property of others on Subscriber's premises. The amounts paid by Subscriber are not sufficient to warrant LFP assuming any risk of consequential or other damages to you due to LFP's negligence or failure to perform. Subscriber does not desire this contract to provide for the liability of LFP and Subscriber agrees that LFP shall not be liable for loss or damage do directly or indirectly to any occurrence or consequences there from, which the service is designated to detect or avert. If LFP should be found liable for loss or damage due to a failure on the part of LFP, in any respect, its liability shall be

limited to the refund to Subscriber of the sum of Two Hundred Fifty (\$250.00) Dollars, as liquidated damages and not as a penalty, and this liability shall be exclusive. The provisions of this paragraph shall apply in the event of loss or damage, irrespective of cause of origin resulting directly or indirectly to person or property from the performance or non-performance of the obligations set forth by the terms of this contract, or from negligence, active or otherwise, of LFP, it's agents or employees.

Quantity: 1

TOTAL: \$42,030.00

Proposal Date: February 11, 2026

By:

Tom Johnson

Lifesaver Fire Protection, LLC

Accepted:

Name

Title

If you have any questions about the above bid, please feel free to contact **Tom Johnson** at (612) 709-[REDACTED] or [REDACTED]@lifesaverfire.com . We look forward to serving you!



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Limited Warranty and General Terms and Conditions

Agreement: The Proposal, together with these Terms and Conditions, constitute the entire agreement ("Agreement") of the parties.

Scope: This Agreement is for work described in the scope of this Proposal only. If Customer desire that Company undertake additional work, repairs, alterations or replacements, the Company will only do so for additional compensation to be agreed upon in writing and signed by the parties.

Warranty: Materials and labor completed by Company carry a 1-year warranty from the installation date. Company will at its expense repair or replace any defective materials supplied or performed in this Agreement. Tampering with or changes made by others to work will nullify the 1-year warranty.

Material Prices: Material prices are subject to change without notice. Company reserves the right to pass material prices increases to Customer.

Payment: If payment is to be made in installments, then Customer's obligation to pay Company begins when engineering plans are submitted to Company and/or materials are delivered to Job Location. Customer shall pay Company the entire amount due under this Agreement no later than 10 days after Company completes the work described in this Agreement, after which time payment will be past due and subject to interest at the rate of 18% per annum (or maximum rate allowed by law), together with all costs of collection, including reasonable attorney's fees.

Access: Customer shall ensure Company access to the Property at all reasonable times in order to conduct the work as outlined in this Agreement.

Exclusions: The following are expressly excluded from this Agreement: Electrical wiring; painting of pipe and equipment; replacement of heads or pipe sprayed or painted by others; fire Pumps; rack systems; underground pipe & T; solenoid; demo of existing pipe; standpipe; local alarm installation & wiring; kitchen hood or exhaust system; backflow prevention devices; system monitoring; concrete floors to be poured prior to installation; sprinkler heads to be installed according to industry standards but not necessarily centered in tile ; overtime work and work outside normal business hours requested by Customer; structural integrity of building to support hanging this system.

Water Discharge: While the Company will make every reasonable effort to prevent the discharge of water into or onto areas of landscaping, decorative pavement, etc., it is Customer's responsibility to provide sufficient and readily accessible means to accept the full flow of water that may be required by tests as determined by the Proposal.

Limited Liability: The Company does not know and does not represent whether the current fire protection system on the Property was originally designed and installed in such a way that the system will operate as originally intended or is suitable and sufficient for its intended purpose given the way in which the Property has been or will be used. In other words, the Property has been or may be used in ways such that the configuration of partition walls, the location and types of materials (including the presence of hazardous materials) and other conditions of the Property's use are such that the fire protection system is inadequate, insufficient or unsuitable for the Property. THIS AGREEMENT IS NOT A GUARANTEE OR WARRANTY THAT THE SYSTEM WILL IN ALL CASES (A) PROVIDE THE LEVEL OF PROTECTION FOR WHICH IT WAS ORIGINALLY INTENDED, (B) IS FREE OF ALL DEFECTS AND DEFICIENCIES, AND (C) IS IN COMPLIANCE WITH ALL APPLICABLE CODES. Customer agrees that it has not retained Company to make these assessments unless otherwise specifically indicated.

Indemnity: To the fullest extent permitted by law, and not withstanding any other provision of this Agreement, the total liability, in the aggregate, of the Company and the Company's officers, directors, partners, employees and subcontractors, and any of them, to the Customer and anyone claiming by or through the Customer, for any and all claims, losses, costs or damages, including attorneys' fees and costs and expert-witness fees and costs of any nature whatsoever or claims expenses resulting from or in any way related to the Project or the Agreement from any cause or causes shall not exceed the total compensation received by the Company under this Agreement. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

Contractor and Subcontractor Claims: The Customer further agrees, to the fullest extent permitted by law, to limit the liability of the Company and the Company's officers, directors, partners, employees and subcontractors to all construction contractors and subcontractors on the Project for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability of the Company and the Company's subcontractors to all those named shall not exceed the Company's total fee for services rendered under this Agreement. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising unless otherwise prohibited by law.

Insurance: Customer agrees to obtain and shall be solely responsible to maintain insurance for the Property, and contents therein, and/or operations performed within or around the Property. Customer waives subrogation against, and releases Company from, any loss covered under any such property insurance policies.

Assignment: This Agreement may not be assigned by Customer without the written consent of Company.

Punitive Damages: Neither party shall be liable to the other for indirect, incidental, consequential or punitive damages arising out of the work.

Survivorship: This Agreement constitutes the entire agreement of the parties. If any provision hereof shall be invalid, the remaining provisions shall survive and be enforceable against the parties. The law of the state where the work is performed will govern. This Agreement supersedes all prior agreements. This Agreement may be modified only by a written instrument signed by both parties.

Notice pursuant to Pursuant to Minn. Stat. § 514.011, subd. 1.

(a) Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.

(b) Under Minnesota law, you have the right to pay persons who supplied labor or materials for this improvement directly and deduct this amount from our contract price, or withhold the amounts due them from us until 120 days after completion of the improvement unless we give you a lien waiver signed by persons who supplied any labor or material for the improvement and who gave you timely notice.





5097 Nathan Lane North
Plymouth, MN 55442

lifesaverfire.com
763-473-██████

COMMERCIAL • INDUSTRIAL • RESIDENTIAL • DESIGN-BUILD CONTRACTOR

PROJECT PROPOSAL

The Lifesaver Promise

We are focused on your success and communication is our top priority. As your collaborative partners, we provide weekly progress updates on long-term projects, a dedicated project manager to execute to your scheduling needs, and we are committed to exceeding your expectations. As the largest privately owned fire sprinkler contractor in the state of Minnesota, we are committed to prioritizing our values and relationships over profit.

It's not just our job; it's our reputation.

Why Choose Lifesaver?

Our in-house design team is dedicated to your project's success utilizing 3D modeling and BIM coordination. We offer a unique control center to improve owner's liability, a free first-year annual inspection with new installations, and complimentary planning and consulting services. At Lifesaver Fire Protection, we also offer competitive pricing, financial stability, and have excellent credit and vendor relationships to perform your project on time and on budget.

SUCCEED BY TREATING PEOPLE BETTER

SATISFIED

30 YEARS

CLIENTS



NOVA

FIRE PROTECTION, INC.

1/28/2026

Bid ID: 17230

BUDGET CONSTRUCTION, LLC
Attn: Fredy Alvarado
1010 88TH AVE NW
COON RAPIDS, MN 55433

P: (612) 418-
F:
E: @budgetconstructionllc.com

Job: **El Pollo Loco Grocery and Deli**
4755 University Ave
Columbia Heights, MN 55421

Proposal

SCOPE:

Design and install a wet-type Fire Sprinkler System in accordance with NFPA 13 (2019 edition) for the 5,313 SF project referenced above.

Starting point will be the water service flange (6" diameter minimum, by others) inside the building. At this location control equipment will be furnished and installed for a single wet-riser and Fire Department Connection (FDC). Weatherproof horn/strobe device will also be furnished, but installation shall be completed by others above the FDC.

Design: Occupancy designations and associated spacing constraints will be per NFPA 13. Price is based on an adequate city water supply to support the fire sprinkler system design specified.

Sprinkler Heads & Materials: Sprinkler coverage for areas with a finished ceiling are provided by chrome semi-recessed pendant heads fed off pipe concealed above the ceiling. Areas without a finished ceiling will be protected by upright heads fed off exposed-to-view pipe.

All piping will be steel; Sch.7 type will be used for grooved applications and Sch.30 will be used for threaded applications. All materials are in accordance with NFPA 13.

Drawings, Permits, & Sales Tax: Design drawings are included and will be submitted to local Authority Having Jurisdiction. Applicable building permits and sales tax are included.

Items NOT included in this proposal:

Protection of combustible cavities
Underground piping
Kitchen hood protection
Painting exposed pipe

Base Bid for the scope of work above is..... \$42,237.00

Alternate #1 Scope:

If required by local AHJ, route FDC to address side of building. Current FDC is figured to be installed near the fire sprinkler riser.

Alternate #1: Add \$3,645.00

1/28/2026

Page 1 of 2

Bid ID: 17230

1630 91st Ave NE, Ste 103, Blaine, MN 55449

763-785- ~ www.novafire.com

NOVA

FIRE PROTECTION, INC.

Alternate #2 Scope:

Supply a dedicated function fire alarm panel and associated equipment for monitoring the fire sprinkler system quoted above. Monitoring signal transmission shall be cellular type; no phone lines required.

Equipment and installation plan will be provided to the electrical contractor for installation.

Once installed, the programming, testing, and owner training will be provided.

Monitoring subscription cost is not included in the price of this alternate and will be billed to the building owner separately. Cellular monitoring costs are \$50/month (\$600/year).

Alternate #2: Add **\$5,981.00**

We appreciate the opportunity to submit this proposal and look forward to working with your company. Prices are valid for 30 days from date above.

Sincerely,

Brennan Willits

Brennan Willits, Project Manager

c: (701) 831-██████████

e: ██████████@novafire.com

Acceptance: The above price, scope, and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Progress payments will be paid within thirty days of invoice.

- Check All that Apply:**
- Base Bid
 - Alternate #1
 - Alternate #2

Accepted by: _____ PO #: _____ Date: _____