

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: Columbia Heights Center LLC Year Purchased: 1998
Address: 14675 Martin Dr. Ste 200 Eden Prairie MN 55344
Telephone: 952-944-1465 Email Address: time@grootwassink.com

BUSINESS INFORMATION

☒ Check if Applicant

Business Name: Rail Werks Brewing Depot
Primary Contact: William Roberts
Address: 4055 Central Ave
Telephone: 612-710-7603 Email Address: Railwerks@outlook.com
Type of Business/Businesses in the Building: Brew pub

If Leased, Lease Expiration Date 2/34 Renewal Term 10 yrs 6 months

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:

Sprinkler and Ansul system work

Estimated Cost of Improvements: \$48,871.00

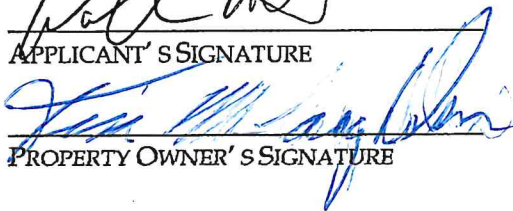
APPLICANT ACKNOWLEDGEMENTS

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

2/25/23
DATE


PROPERTY OWNER'S SIGNATURE

2-28-23
DATE

Mitchell Forney

From: Lisa Cornwell <lisa@grootwassink.com>
Sent: Tuesday, February 28, 2023 2:59 PM
To: Mitchell Forney
Cc: Tim McLaughlin; William Roberts
Subject: Fire Suppression Grant
Attachments: Fire Suppression Grant Application 2023.pdf

*This message originated from outside the City of Columbia Heights email system. Use caution when clicking hyperlinks, downloading pictures or opening attachments. If necessary, contact sender by phone. **WHEN IN DOUBT, THROW IT OUT!***

Mitch

Attached is the fire suppression grant application.

Columbia Heights Center, LLC understands and approves the scope of the fire suppression work to be done.

If you have any questions please contact Tim McLaughlin.

Lisa Cornwell

Grootwassink Real Estate
14675 Martin Drive
Suite 200
Eden Prairie, MN 55344
Office: 952-944-1665
Fax: 952-944-2419
lisa@grootwassink.com



QUOTE

TO: Tim McLaughlin
COMPANY: Grootwasink
DATE: 4/18/2022

FROM: Brad Zurn
COMPANY: The Fire Group Inc.
PHONE: 651-285-2238

SUBJECT: Werks Brewing Depot

SCOPE OF WORK:

Demo pendent sprinkler heads and install new upright sprinkler heads as needed for exposed ceilings.
Add pendent sprinkler heads above the bar.
Move sprinkler heads in the bathrooms.
Add dry pendent sprinkler heads in the cooler.
Raise mains and branchlines to the bottom of the barjoists in the back portion of the dining hall.

TAX AND PERMIT FEE'S INCLUDED.
WE PROVIDE NON-UNION LABOR.
WE RESERVE THE RIGHT TO SUBMIT MONTHLY PROGRESS BILLINGS AS NEEDED.

PRICE TO DO THIS WORK: \$ 24,916.00 VALID FOR 30 DAYS.

This proposal is based on current pricing for steel products. If notice to proceed, returned signed proposal, or contract is not received by The Fire Group, Inc by the 30 day valid date, purchaser accepts that material pricing may be increased under this proposal. The Fire Group, Inc. will provide supplier increase announcement upon request. The Fire Group, Inc. recommends that the purchaser request updated pricing prior to awarding this project if past 30 days.

HAVE YOUR JOB SUPERINTENDENT CONTACT CHAD TO SCHEDULE THIS WORK 651-402-2402

Please call me with any questions.
Thank You,

Brad Zurn
Vice President
THE FIRE GROUP INC.

ACCEPTED BY: _____

DATE: _____



PROPOSAL

PROPOSAL SUBMITTED TO Rail Werks	PHONE 612-710-7603	DATE 1/30/23
STREET	EMAIL railwerks@outlook.com	DATE OF PLANS N/A
CITY, STATE, ZIP CODE	JOB NAME: Rail Werks – Tenant Improvement	ARCHITECT N/A
ATTENTION William Roberts	JOB LOCATION 4055 Central Ave NE Columbia Heights, MN	BID NUMBER ZS23-001

Viking Automatic Sprinkler Co. is pleased to provide this proposal for fire sprinkler modifications and installation:

Plug/remove all pendant style sprinklers in future dining area and hallways in the back

Install approx. (60) upright sprinklers where drops were

Raise approx. 50 feet of main in future dining area

Add approx. (4) dry sprinklers for coolers

Reroute sprinkler lines in kitchen area for new hood system

All work to be performed during normal working hours 7:00AM – 3:30PM..

Due to the existing pandemic involving COVID-19 and the constantly evolving situation, we reserve the right to an extension of time arising from or related to COVID-19 shutdowns, disruptions and/or business interruptions.

In the event of any associated volatility in materials, we reserve the right to adjust all prices based on the cost of materials at the time of contract. The customer may be required to pay for materials at the time of contract to guarantee price.

INCLUSIONS

- 💧 DEMO
- 💧 MATERIAL & FABRICATION
- 💧 INSTALLATION
- 💧 Lift Rental
- 💧 Permit

EXCLUSIONS:

- 💧 PAINTING & PATCHING
- 💧 RAISING OR RELOCATING MAINS OR LINES
- 💧 OVERTIME & OFF HOURS WORK

WE PROPOSE HEREBY TO FURNISH MATERIAL AND LABOR - COMPLETE IN ACCORDANCE WITH THE ABOVE SPECIFICATION, FOR THE SUM OF:

Twenty-Four Thousand Nine Hundred Seventeen DOLLARS (\$24,917.00)

PAYMENT TO BE MADE MONTHLY AS THE WORK PROGRESSES TO THE VALUE OF 100 (%) PERCENT OF ALL WORK COMPLETE AND MATERIAL ON JOB SITE. THE ENTIRE AMOUNT OF CONTRACT TO BE PAID WITHIN 30 DAYS AFTER COMPLETION.

NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.

Zach Szody

AUTHORIZED SIGNATURE

Zach Szody - SERVICE MANAGER

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES AND SPECIFICATIONS AND THE TERMS AND CONDITIONS FOUND OF THE FINAL PAGE OF THIS PROPOSAL ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

PLEASE PRINT NAME _____

DATE OF ACCEPTANCE ____/____/____

TITLE _____

CUSTOMER SIGNATURE _____

TERMS AND CONDITIONS

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

1. This Agreement is for work performed on this Proposal only. If Customer wants Viking Automatic Sprinkler Co. ("Company") to make any additional repairs, alterations or replacements as a result of the work performed, the Company will do so for additional compensation to be agreed upon in writing by the parties.
2. The Company does not know and does not represent whether the current fire protection system on the property of Customer ("Property") was originally designed and installed in such a way that the system will perform 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 of 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. The Company is NOT responsible for any damages due to: (1) incompatibility of materials within a CPVC piping system, or, (2) corrosion or deterioration of piping due to Customer's water supply, atmospheric conditions, soil quality, or any other condition at Customer's facility that adversely affects the integrity of the fire protection system. 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, (C) AND IS IN COMPLIANCE WITH ALL APPLICABLE CODES. Customer agrees that it has not retained Company to make these assessments unless otherwise specifically indicated.
3. The Company will be permitted, at all reasonable times, to enter the Property to conduct the work as outlined in this Agreement.
4. **TO THE FULLEST EXTENT PERMITTED BY LAW, CUSTOMER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS COMPANY AND ITS OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, PARENT COMPANY, SUBSIDIARIES AND AFFILIATES, (HEREINAFTER REFERRED TO AS "INDEMNIFIED PARTIES") FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LOSSES, EXPENSES OR LIABILITIES OF ANY KIND, INCLUDING ATTORNEY'S FEES, (HEREINAFTER REFERRED TO AS "DAMAGES"), ARISING OUT OF OR IN ANY WAY RELATING TO OR CONNECTED WITH THE WORK PERFORMED BY THE COMPANY UNDER THIS AGREEMENT (WHETHER ARISING DURING OR FOLLOWING THE PERFORMANCE OF THE WORK). THE FOREGOING OBLIGATIONS TO DEFEND, INDEMNIFY AND HOLD HARMLESS SHALL BE ENFORCEABLE REGARDLESS OF WHETHER SUCH "DAMAGES" ARE ACTUALLY OR ALLEGEDLY CAUSED BY THE NEGLIGENCE, PRODUCT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, BREACH OR VIOLATION OF A STATUTE, ORDINANCE, GOVERNMENTAL REGULATION, STANDARD OR RULE OR OTHER FAULT OF ANY OF THE "INDEMNIFIED PARTIES", IT BEING THE EXPRESS INTENT OF CUSTOMER TO DEFEND INDEMNIFY AND HOLD HARMLESS THE "INDEMNIFIED PARTIES" FROM THE CONSEQUENCES OF THE "INDEMNIFIED PARTIES" OWN NEGLIGENCE, PRODUCT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, BREACH OR VIOLATION OF A STATUTE, ORDINANCE, GOVERNMENTAL REGULATION, STANDARD OR RULE OR OTHER FAULT. SHOULD THE "DAMAGES" ASSERTED AGAINST THE "INDEMNIFIED PARTIES" ARISE OUT OF THE SOLE NEGLIGENCE OF THE "INDEMNIFIED PARTIES" CUSTOMER'S INDEMNIFICATION OBLIGATIONS HEREUNDER SHALL BE ONLY FOR THE AMOUNT OF THE "DAMAGES" THAT EXCEEDS THE LESSER OF \$5,000 OR THE CONTRACT AMOUNT. CUSTOMER FURTHER AGREES TO INDEMNIFY THE "INDEMNIFIED PARTIES" FOR THEIR LEGAL FEES, COSTS AND DISBURSEMENTS PAID OR INCURRED TO ENFORCE THE PROVISIONS OF THIS PARAGRAPH AND TO OBTAIN, MAINTAIN AND PAY FOR SUCH INSURANCE COVERAGE AND ENDORSEMENTS, INCLUDING COMPLETED OPERATIONS COVERAGE, AS WILL INSURE THE PROVISIONS OF THIS PARAGRAPH, AND UPON REQUEST, SHALL PROVIDE COMPANY WITH EVIDENCE THEREOF.**
5. **IT IS UNDERSTOOD AND AGREED BY CUSTOMER THAT COMPANY IS NOT AN INSURER, THAT CUSTOMER SHALL OBTAIN THE TYPE AND AMOUNT OF INSURANCE COVERAGE WHICH IT DETERMINES NECESSARY, AND THAT THE AMOUNTS PAYABLE TO THE COMPANY HEREUNDER ARE BASED UPON THE VALUE OF THE SERVICES RENDERED AND ARE UNRELATED TO THE VALUE OF CUSTOMER'S PROPERTY, THE PROPERTY OF OTHERS LOCATED ON CUSTOMER'S PREMISES, OR ANY POTENTIAL LIABILITY OR DAMAGE TO CUSTOMER ARISING OUT OF THE WORK PERFORMED BY COMPANY. CUSTOMER ACCORDINGLY AGREES THAT THE LIABILITY OF COMPANY, ITS OFFICERS, DIRECTORS, EMPLOYEES, PARENT COMPANIES, SUBSIDIARIES, AFFILIATES AND AGENTS ARISING OUT OF OR IN ANY WAY RELATING TO OR CONNECTED WITH THE WORK PERFORMED BY THE COMPANY SHALL BE LIMITED TO THE LESSER OF \$5,000 OR THE PRICE OF THE WORK PERFORMED BY THE COMPANY. THIS LIMITATION OF LIABILITY SHALL APPLY TO ALL CLAIMS, DEMANDS, LOSSES, EXPENSES OR LIABILITIES OF ANY KIND, INCLUDING ATTORNEY'S FEES, (HEREINAFTER REFERRED TO AS "DAMAGES"), SUSTAINED BY CUSTOMER OR ANY OTHER PARTY CLAIMING BY OR THROUGH CUSTOMER, AND SHALL APPLY REGARDLESS OF WHETHER SUCH "DAMAGES" ARE ACTUALLY OR ALLEGEDLY CAUSED BY THE NEGLIGENCE, PRODUCT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, BREACH OR VIOLATION OF A STATUTE, ORDINANCE, GOVERNMENTAL REGULATION STANDARD OR RULE OR OTHER FAULT OF COMPANY, ITS OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, PARENT COMPANIES, SUBSIDIARIES AND AFFILIATES.**
6. **CUSTOMER AGREES TO REQUIRE ITS INSURANCE POLICIES TO BE ENDORSED SO AS TO WAIVE ALL RIGHTS OF SUBROGATION AGAINST COMPANY.**
7. 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 the 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.
8. This Agreement may not be assigned by Customer without the written consent of the Company.
9. Neither party shall be liable to the other for indirect, incidental, consequential or punitive damages arising out of the work.
10. If payment for work provided in this Agreement is not received by the Company within 30 days from Customer's receipt of an invoice for the work, Customer shall pay interest at the rate of 3% per annum on all past due sums, together with all costs of collection, including attorney's fees.
11. 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.



Northland Mechanical Contractors

9001 Science Center Drive
 New Hope, Minnesota 55428
 (763)544-5100 • Fax (763)544-5764
 www.Northland-MN.com

REVISED PROPOSAL

Submitted To:	From:	Phone:	Page:
Rail Werks Brewing Depot	Tom Berg	Cell: 612-741-9365	1 of 3
Attention:	Email:		
William Roberts	Tom.Berg@Northland-MN.com		
Email:	Job Location:		
railwerks@outlook.com	4055 NE Central Ave, Columbia Heights, MN 55421		
Date:	Miscellaneous Job Information:		
REV2 2/3/23	Provide And Install Kitchen Ventilation Systems		

Northland Mechanical Contractors, Inc. is pleased to present the following proposal to provide labor and materials to install one ventilation system for the char broiler, fryer, and range, and then another separate ventilation system for the rack smoker. We specifically include:

- Delivery and staging of equipment and materials
- Crane and rigging work
- Lift rental
- Installation of two hoods, both with perforated supply plenums
- Installation of two exhaust fans with roof curbs, one for each hood
- Installation of two direct fired make-up air units with roof curbs, one for each hood
- Installation of double walled exhaust ductwork for each hood, all with external fire barrier wrap
- Installation of new make up air ductwork to each set of perforated supply plenums
- Modification of existing ductwork feeding the kitchen to maximize airflow
- Installation of new gas piping from near kitchen to feed make-up air units and kitchen appliances
- Provide electrical controls / panels that include demand control ventilation components, VFDs, sensors, and lighting relay kits (installed by others)
- Start up and commissioning of all equipment
- Smoke / pressure testing on exhaust ductwork as required
- Mechanical drawings, permits, and inspections as required

We hereby propose to furnish material and labor, complete in accordance with the above specifications, for the sum of:

\$106,950

One Hundred Six Thousand Nine Hundred Fifty Dollars

ADD to provide and install fire suppression systems for both hoods including gas piping, power wiring, and control wiring.....\$29,970

ADD to install evaporator coil in main make-up air unit now in order to add cooling later.....\$5,720

ADD to install complete cooling system for main make-up air unit (includes evaporator coil).....\$20,000

ADD to provide backsplash and side panels for main hood (installed by others).....\$3,640

ADD to provide backsplash for smoker hood (installed by others).....\$1,410



If the price of material significantly increases due to market instability, or other causes that are no fault of Northland Mechanical, the price shall be equitably adjusted by an amount reasonably necessary to cover any such significant price increases.

Thank you,
Tom Berg
Senior Project Manager
Northland Mechanical Contractors, Inc.

See Page 3 of this Proposal for important inclusions, exclusions, and clarifications.
Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.
Payment Terms: A deposit of 50% will be required prior to mobilization or equipment purchase. Full payment is due upon receipt of final invoice. Interest of 1.5% monthly will apply to any unpaid balance remaining 15 days after invoicing. Northland Mechanical Contractors, Inc. reserves the right to file a lien if the invoice is not paid in full.

Date of Acceptance

Customer Signature

**Northland Mechanical Contractors**

9001 Science Center Drive
New Hope, Minnesota 55428
(763)544-5100 • Fax (763)544-5764
www.Northland-MN.com

REVISED PROPOSAL

Submitted To:	From:	Phone:	Page:
Rail Werks Brewing Depot	Tom Berg	Cell: 612-741-9365	3 of 3
Attention:	Email:		
William Roberts	Tom.Berg@Northland-MN.com		
Email:	Job Location:		
railwerks@outlook.com	4055 NE Central Ave, Columbia Heights, MN 55421		
Date:	Miscellaneous Job Information:		
REV2 2/3/23	Provide And Install Kitchen Ventilation Systems		

General Inclusions

- The entire installation will be performed in accordance with all state and local codes
- New installations will carry a parts and labor warranty of (1) year
- Freight and sales tax
- Permit and inspections
- Clean up and removal of NMC debris from the jobsite

General Exclusions

- Overtime labor (Standard work hours are 7:00AM and 3:30PM Monday through Friday)
- Diagnostics and additional corrections, if necessary
- Other system deficiencies and/or unforeseen conditions
- Controls, control wiring, or mounting of controls
- Roofing, roof work, or deck cutting
- Bond costs
- Fire protection, alarm & detection
- Mechanical equipment safety rails & screening
- Electrical power wiring
- Arc fault/arc flash study if required
- Smoke/fire damper control wiring
- Painting equipment, piping, or ductwork
- Asbestos testing and/or abatement
- Structural engineering & reinforcement

Clarifications

- We apply for energy efficiency utility rebates when available as an added service to our customers. Rebates are subject to verification and acceptance by the Utility. Northland Mechanical does not have authority over rebates and is not responsible for declined applications or rebate amounts.
- All work to be completed in a workmanlike manner according to standard practices
- Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate
- All agreements are contingent upon strikes, accidents, or delays beyond our control
- Owner is to carry fire, builder's risk, tornado, and other necessary insurance
- Our workers are fully covered by Workers Compensation Insurance
- Our proposal is valid for 30 days from the proposal date



Nardini

FIRE EQUIPMENT

Saint Paul/Minneapolis • Brainerd
 Fargo • Bismarck • Detroit Lakes • Williston

405 County Road E, West
 Saint Paul, MN 55126
 Phone: (651) 483-6631 Fax: (651) 483-6945
 www.nardinifire.com / sales@nardinifire.com

Date:	February 14, 2023	Quote Proposal #:	STP-23-019567
Proposal Submitted To:	Bill To #:	Worksite:	Order #:
Railwerks		Railwerks	
Columbia Hts	MN	Columbia Hts	MN
Attn:	Mr. William	Contact:	
Phone:	612-710-7623	Phone:	
E-Mail:	railwerks@outlook.com	E-Mail:	

FIRE SUPPRESSION SYSTEM PROPOSAL

Pursuant to your request, we wish to offer the following for your consideration:

Qty	Equipment	Qty	Equipment
2	Ansul R-102 fire suppression systems.		
	1 system will protect 10' hood.		
	1 system will protect smaller 4' hood w/ smoker	Excludes	Fire alarm panel interfacing.
		Excludes	Electrician for power wiring, Ansul gas valve install

This proposal includes the following accessories:

Qty	Equipment	Qty	Equipment
Includes	Release mechanism, tanks, wet agent, switches	Includes	Permit and 1 trip to test w/ City inspector
Includes	Detection system	Includes	Standard labor hours for install
Includes	(1) Ansul gas valve & (1) pull station, per system		
Includes	Drops, nozzles, chrome sleeving		

- A minimum of 7 days advance notice is required prior to scheduled installation

Exclusions: Electric wiring, gas valve installation, fire alarm interface, sprinkler system work, off-hours labor, union labor, semi-annual maintenance, hydrostatic testing, work not listed. Tax additional as required.

The following items must be completed before installation of the Pre-Engineered System -- by others.

1. Hood hung and ductwork installed.
2. Appliances in place or a detailed layout completed showing dimensions and location.
3. Gas valve installed (if required).
4. Electric work substantially completed (wiring by others).

Note: If the above items are not met, additional charges may be assessed.

The Pre-Engineered system as described above will be installed in accordance with and will meet approvals of: The manufacturer, U.L. 300 listing, purchaser's insurance company, and local fire authority.

*TOTAL:	\$8,450.00
+Third Party Fees: Invoicing/Administrative/Safety/Compliance:	Additional as Required

*Required 50% down payment upon acceptance

Pricing firm for 60 days

*Includes equipment, piping and labor

Thank you for the opportunity to offer our product and services. If you have any questions, please call.

*The final page of this document includes important information regarding Nardini Fire Equipment Co., Inc. and Nardini Fire Company of North Dakota terms and conditions of service and products. This includes limitations of liability, contractual limitation in which you may bring a claim, disclaimers of warranty, and other terms that may impact Customer's rights. By signing below, Customer's authorized representative acknowledges and warrants that they have read, understood, and agreed to be bound by these conditions.

Note: This NFE proposal may be withdrawn if not accepted within 30 days.

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 within 30 days.

John Oczak

2/14/2023

John Oczak

Date

JOczak@nardinifire.com

Signature of Acceptance

Date

Date: February 14, 2023	Quote Proposal #: STP-23-019567
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***Definition**

“Customer” is defined as Company, Entity, Person or End User which is executing this document. “Company” is defined as Nardini Fire Equipment Company, Inc and/or Nardini Fire Equipment Company, Inc of North Dakota.

***Limitation of liability**

Customer acknowledges that the Company is not an insurer of or against any potential or actual loss or damage to person or property, whether direct, incidental and/or consequential, that may occur in or at the premises.

Company’s total liability to customer for damages for any claims, losses or damages arising out of or in any way related to any cause whatsoever in relation to this agreement, whether based in contract, tort (including negligence), strict liability, breach of warranty or other cause, shall not exceed \$250.00. Notwithstanding the foregoing sentence, under no circumstances shall company be liable for any damages for loss of use, interruption of business, lost profits, revenue or opportunity, claims of third parties or for injury to persons or property or for any other special, exemplary, incidental, indirect, punitive, consequential or other damages of any kind or nature.

If the Company is found liable for any loss or damage due to its gross negligence, the Company’s liability shall not exceed \$7,500.00.

***Warranty disclaimer**

Except as provided in any specific warranty paragraphs, Company makes no warranty of any kind, express or implied, including but not limited to, any warranty of merchantability or warranty of fitness for a particular purpose.

***For inspections only**

This agreement is not a guarantee or warranty that the system will in all cases provide the level of protection for which it was originally intended, is free of all defects and deficiencies, and is in compliance with all applicable codes. Customer agrees that it has not retained Company to make these assessments unless otherwise specifically indicated.

***Indemnification**

Customer agrees to indemnify, hold harmless, defend, and release the Company from liability and shall reimburse the Company for any liabilities, damages, losses or expenses (including reasonable attorneys’ fees, expert fees and costs (including litigation costs), injuries, claims, suits, judgments, and causes of action incurred by the Company in connection with any claims, suits, judgments and causes of action which relate to the products or services the Company provides. This indemnity includes claims brought by any third party, including, without limitation, Customer’s insurance company, whether the claim arises under contract, warranty, tort, or any other theory of liability.

***Waiver of subrogation**

In case of any claim or loss, Customer agrees that it is responsible to maintain, and has sufficient insurance coverage to cover any potential claim or loss. Customer further agrees to look to its property and/or general liability insurance carrier for reimbursement. Customer and Company mutually agree to release one another from any and claims with respect to any loss covered by (or which should have been covered) the insurance coverages which were required and/or recommended that may be applicable to any property where Company performs services and/or provides materials for Company. For purposes of this Section, all deductibles shall be considered insured losses. They further mutually agreed that their respective insurance companies shall have no right of subrogation against the other on account thereof.

***Customer responsibilities**

Customer shall be responsible for maintaining adequate heat throughout the facility to prevent freezing or damage to the existing fire sprinkler system. The customer understands and expressly acknowledges that fire protection systems are susceptible to damage by water intrusion, ice, or other conditions inside the piping that the Company cannot detect upon inspection. In the event that water, ice, or other conditions occur which render the fire protection system inoperable or damaged, Company expressly disclaims any responsibility for such conditions, and assumes no responsibility to investigate the cause, source or extent of such condition. Customer acknowledges this warning, and acknowledges that under NFPA and other applicable codes and regulations, it is the responsibility of the customer to maintain its fire protection system, including but not limited to ensuring proper drainage. Failure to properly maintain or drain such systems may lead to breaks or other conditions that may render the fire protection system inoperable, or that damage to the system may result in injury, damage to property and loss of use.

***Intent of inspection**

This inspection/testing is not intended to be a code review, complete system or code compliance evaluation.

***Contractual limitation period**

Customer expressly agrees that any claim, lawsuit, or cause of action, whether in contract, tort or other legal theory, relating in any way and/or arising out of Company’s services and/or materials provided to Customer, its subsidiaries and/or its insurers, must be filed no more than one (1) year from the date the alleged damage(s) occurs, that is the subject of the claim, lawsuit and/or cause of action. Customer expressly waives any statutory and/or common law limitation period to the contrary.

***Law and jurisdiction**

This Agreement will be governed by, construed, and enforced in accordance with the laws of the State of Minnesota or North Dakota applicable to agreements made and to be performed entirely within such state, without regard to such state’s conflict of laws rules. Company and Customer agree that any action brought by any party shall be brought and resolved exclusively by the state and federal courts located in Ramsey County (MN) or Cass County (ND), and the courts to which an appeal therefrom may be taken, provided that any party shall have the right, to the extent permitted by applicable law, to proceed against any other party or its property in any other location to the extent necessary for the enforcing party to enforce a judgment or other court order or arbitral award. Each of the parties hereby consents to the jurisdiction of such courts and waives all questions of jurisdiction and venue. The parties agree that either or both of them may file a copy of this Section with any court as written evidence of the knowing, voluntary and bargained Agreement between the parties irrevocably to waive any objections to venue or to convenience of forum. Legal process in any proceeding may be served on any party anywhere in the world.

***Severability**

If any provision of this Agreement is held illegal or unenforceable in a judicial proceeding, such provision shall be severed and shall be inoperative, and the remainder of this Agreement shall remain operative and binding on the Parties.

***Integration**

This Agreement supersedes all prior agreements between the parties with respect to its subject matter and constitutes (along with the documents referred to in this Agreement) a complete and exclusive statement of the terms of the agreement between the parties with respect to its subject matter.



7012 6th St. N.
Oakdale MN 55128
(651) 738-9354

MRohrer@brucenelsonph.com

Estimate

ESTIMATE #	1013913166
DATE	
PO #	

CUSTOMER
William Roberts 4055 Northeast Central Avenue Columbia Heights, MN 55421

SERVICE LOCATION
4055 Northeast Central Avenue Columbia Heights, MN 55421

DESCRIPTION	Provide necessary labor and material for gas piping installation of the following: 1 - Charbroiler 1 - Fryer 1 - Range 1 - Smoker 1 - Brew kettle Includes: Necessary roof blocks Dormont appliance quick disconnects Gas regulators Installation of customer supplied ansol valves Provide necessary permits and inspections
-------------	--

Estimate				
Description	Qty	Rate	Total	
Commercial Plumbing As Proposed Commercial Plumbing as Proposed	1.00	\$10,675.00	\$10,675.00	

CUSTOMER MESSAGE

Estimate Total: **\$10,675.00**

Payment Terms

- § 50% down payment with progress payments
- § Remainder due upon completion
- § Credit card or debit card payments will be subject to an additional 4% service fee

Due to market volatility and fluctuating material prices, quotes are subject to change after 48 hours

Exceptions/Terms & Conditions

- § All work to be performed is based on regular hour pricing, unless otherwise specified above.
- § General contractor/owner is responsible for all layout of work and must be completed prior to the start of the job.
- § General contractor/owner to provide reasonable access to work area and to minimize mobilizations and down time.
- § No soil corrections, i.e. dewatering, rock removal, frost removal, etc.
- § No floor cutting and/or patching.
- § No wall cutting and/or patching.
- § No roof patching.
- § No outside utilities or SAC & WAC fees.
- § No pipe insulation figured unless noted above.
- § Energy Codes are not figured in bid total.
- § Permit and inspection costs are not included in the bid total, unless otherwise specified above.
- § General contractor/owner is responsible for opening and patching of walls, ceilings, and floors, unless otherwise specified above.
- § Bruce Nelson Plumbing & Heating Service, Inc. is not responsible for the cutting of any lines that are located within the concrete or directly below it, i.e. power, phone, electrical, fuel, conduit, etc., and will not be held liable for repair of any such lines. All such lines should be sufficiently buried below grade.
- § No electrical work to be performed, unless otherwise specified above.
- § Any work outside the scope of work listed above will not be performed without a signed change order.
- § 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 their contributions.
- § 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 unless we give you a lien waiver signed by persons who supplied any labor or materials for the improvement, and who gave you a timely notice.
- § Materials and fixtures provided & installed by Bruce Nelson Plumbing & Heating Service carry a 1-year parts & labor warranty.
- § Bruce Nelson Plumbing & Heating Service recommends all fixtures and materials be supplied by us. This greatly increases our ability to resolve problems that can and do come up and to reduce extra costs. If additional work is required for owner provided fixtures/equipment, it considered a continuation of work and will be charged on a time and material basis. The purchaser or manufacturer furnishes warranty.

Thank You for allowing Bruce Nelson Plumbing and Heating Service, Inc. to submit this proposal and we look forward to working with you.



Railwerks
Attn: William
Re: Quote For Ansol System

1/11/2023	14054

SCOPE OF WORK

William,

Please find the following requested Ansol system pricing for your project.

- * Furnish and install (1) supervised Ansol loop for the two Ansol hood systems.
- * Commission existing Silent Knight fire alarm panel with new zone. Monitoring for the FACP not included.
- * Permit and all needed plans to the city.

Total Proposal Amount \$4830.00

Jeff Bergmann
Bergmann Electric Corp

RAIL WERKS BREWING DEPOT
4055 CENTRAL AVENUE NORTH
COLUMBIA HEIGHTS MALL
COLUMBIA HEIGHTS, MINNESOTA 55

[illegible]

14615 MARTIN DRIVE, # 200, EDEN PRAIRIE, MN 55344
(952) 944-1665

COLUMBIA HEIGHTS CENTER, LLC

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R & C DRAFTING
9448 CREEK RIDGE LANE, SAVAGE, MN. 55378
(612) 965-3999 Bob@RandCDrafting.com

JOHN D. ANDERSON

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Date 5/8/22

License No. 23628

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98271-Columbia-Hts-Mall-BREWER.dwg

BUILDING CODE REVIEW

2020 MINNESOTA BUILDING CODE

TYPE OF CONSTRUCTION

TYPE 2B, FULLY SPRINKLERED

OCCUPANCY (CHAPTER 3, TABLE 302.2, SEC 305.2 & 308.5.1.3)

GROUP A-2, RESTAURANT

ADJACENT TENANTS: GROUP B AND GROUP M

AREA SEPARATION (SEC. 508.4)

ONE HOUR SEPERATION REQUIRED BETWEEN A AND B OR M OCCUPANCIES - EXISTING

OCCUPANT LOAD (SEC 1004)

DINING HALL: 6,508 SF / 15 SF = 434 OCCUPANTS

PARTY ROOM: 384 SF / 15 SF = 26 OCCUPANTS

BREWHOUSE STAFF = 2 OCCUPANTS

KITCHEN STAFF = 2 OCCUPANTS

TOTAL OCCUPANTS: 464 OCCUPANTS

EGRESS REQUIREMENTS

(2) EXITS REQUIRED FOR ENTIRE TENANT SPACE

(5) EXITS PROVIDED WITH EXIT SIGNS AND EMERGENCY LIGHTING.

ALLOWABLE COMMON PATH OF EGRESS TRAVEL DISTANCE = 75'-0" (TABLE 1006.2.1)

ACTUAL MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE = 65'-0"

ALLOWABLE EXIT ACCESS TRAVEL DISTANCE = 250'-0" (SEC 1017)

ACTUAL MAXIMUM EXIT ACCESS TRAVEL DISTANCE = 125'-0"

PLUMBING (SEC 2902.1

PLUMBING REQUIRED (TABLE 2902.1 A-2 RESTAURANT):

(464) OCCUPANTS / (75) = (7) WATER CLOSETS

(464) OCCUPANTS / (200) = (3) LAVATORIES

(1) SERVICE SINK

(0) DRINKING FOUNTAIN (WHERE WATER IS SERVED IN RESTAURANTS, DRINKING FOUNTAINS SHALL NOT BE REQUIRED)

PLUMBING PROVIDED:

(1) EXISTING RESTROOM UNISEX WITH (1) WC & (1) LAV

(1) NEW RESTROOM UNISEX WITH (1) WC & (1) LAV

WOMENS RESTROOM WITH (3) WC

MENS RESTROOM WITH (2) WC & (2) URINALS

(3) LAV UNISEX SHARED BETWEEN RESTROOMS

(2) MOP SINK

(1) HAND SINK, (1) PREP SINK & (1) TRIPLE WASH SINK IN KITCHEN

(1) HAND SINK, (1) MOPP SINK & (1) TRIPLE WASH SINK IN BREWHOUSE

ADDITIONAL SINKS AND GLASS WASHERS IN BAR

RESTROOMS ARE ACCESSIBLE AND ON ACCESSIBLE ROUTES WITH ACCESSIBLE FLOOR SPACE AND FIXTURES PROVIDED. REST ROOMS SHALL HAVE SIGNAGE IN ACCORDANCE WITH MINNESOTA RULES CHAPTER 134I, MINNESOTA ACCESSIBILITY CODE SECTION 110.7.1.

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JOHN D. ANDERSON

Date 5/8/22 License No. 23628

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2	CODE REVIEW RAIL WERKS BREWING DEPOT 4055 CENTRAL AVENUE NORTH COLUMBIA HEIGHTS, MN, 55421	COLUMBIA HEIGHTS CENTER, LLC 14675 MARTIN DRIVE, # 200, EDEN PRAIRIE, MN 55344 (952) 944-1665	R & C DRAFTING 9448 CREEK RIDGE LANE, SAVAGE, MN 55378 (612) 965-3999 Bob@RandCDrafting.com
5/8/22			

GENERAL NOTES:

- 1. CIVIL, MECHANICAL, PLUMBING, ELECTRICAL AND HVAC ARE DESIGN BUILD BY OWNER.
- 2. THE OWNER WILL BE RESPONSIBLE FOR DRAWINGS AND SUBMITTALS AS NEEDED FOR THE FOLLOWING WHICH ARE NOT INCLUDED IN THE ARCHITECT'S SCOPE OF WORK:
 - STRUCTURAL ENGINEERING DRAWINGS AND SPECIFICATIONS
 - MECHANICAL (PLUMBING & HVAC), ELECTRICAL
 - KITCHEN EQUIPMENT LAYOUT
 - INTERIOR DESIGN AND MATERIAL SELECTIONS
 - SIGNAGE AND LAYOUT
- 3. GENERAL CONTRACTOR TO COORDINATE DEMOLITION AND ALL NEW CONSTRUCTION. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES.
- 4. SITE PRE-BID INVESTIGATION. NO ALLOWANCE SHALL BE MADE FOR FIELD SITUATIONS WHICH COULD HAVE BEEN DETERMINED BY FIELD INSPECTION PRIOR TO BEGINNING WORK.
- 5. GENERAL CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK. REPORT IMMEDIATELY ANY DISCREPANCIES FOUND. IN ADDITION ALL OPENING DIMENSIONS SHALL BE FIELD VERIFIED.
- 6. GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND SUBMIT AND PAY FOR ALL BUILDING PERMITS.
- 7. INSTALLATION SHALL COMPLY WITH MANUFACTURERS STANDARDS AND REQUIREMENTS. ALL WORK PERFORMANCE OF THIS PROJECT SHALL BE DONE BY SKILLED WORKERS OR MECHANICS.
- 8. ALL WINDOWS GREATER THAN 9 SQ FT WITH SILLS LESS THAN 18" ABOVE FLOOR SHALL REQUIRE SAFETY GLAZING. OWNER SHALL VERIFY SAFETY GLAZING REQUIREMENTS. TEMPERED WINDOWS ARE REQUIRED IN GLAZING WITHIN 24 INCHES OF EACH VERTICAL DOOR EDGE. CONTRACTOR TO VERIFY TEMPERED GLASS AT EXISTING WINDOWS AND REPLACE AS NEEDED.
- 9. COORDINATE FIRE EXTINGUISHER LOCATIONS WITH FIRE MARSHAL AS REQUIRED.
- 10. FOR ALL QUESTIONS REGARDING GRAPHIC REPRESENTATION OR REQUEST FOR ADDITIONAL COPIES OF DRAWINGS, CONTACT R & C DRAFTING, 612-965-3999.
- 11. ALL TRASH SHALL BE PROPERLY STORED AND NOT A NUISANCE.
- 12. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMISSION OF PLANS FOR PERMITTING.
- 13. OWNER SHALL BE RESPONSIBLE FOR SUBMISSION FOR APPROVAL AND LICENSING TO MINNESOTA HEALTH DEPARTMENT AND DEPARTMENT OF HUMAN SERVICES.
- 14. SIGNAGE SHALL COMPLY WITH CITY REQUIREMENTS.
- 15. VERIFY PLUMBING WALL THICKNESS NECESSARY WITH MECHANICAL CONTRACTOR.

CONSTRUCTION NOTES

- 1. NEW CONSTRUCTION
- A) ALL NEW CONSTRUCTION TO BE OF TYPE 2B MATERIALS.
- B) ALL NEW WALLS SHALL BE METAL STUDS AND 5/8" GYPSUM BOARD.
- C) ALL NEW WALLS TO UNDERSIDE OF CEILING UNLESS NOTED OTHERWISE.
- D) ROOM FLOOR AND WALL FINISHES TO BE VERIFIED WITH TENANT.
- E) ALL DOORS ARE NEW, UNLESS NOTED OTHERWISE.
- 2. ALL DOORS SHALL HAVE LEVER HANDLES AND MEET ACCESSIBILITY REQUIREMENTS. ALL NEW DOORS ARE NON RATED. ALL EXIT DOORS SHALL BE PROVIDED WITH PANIC HARDWARE OR FIRE EXIT HARDWARE. BATH ROOMS 113 & 115 SHALL HAVE PRIVACY SET HANDLES.
- 3. RESTROOMS WILL HAVE CERAMIC TILE FLOOR FINISH, CERAMIC TILE BASE AND CERAMIC TILE MAINSCOT. RESTROOMS ARE ACCESSIBLE AND ON ACCESSIBLE ROUTES WITH ACCESSIBLE FLOOR SPACE AND FIXTURES PROVIDED. REST ROOMS SHALL HAVE SIGNAGE IN ACCORDANCE WITH MINNESOTA RULES CHAPTER 1341, MINNESOTA ACCESSIBILITY CODE SECTION 1110.7.1.
- 4. PLUMBING CONTRACTOR SHALL TAKE ADEQUATE CARE TO PROTECT THE SANITARY INTEGRITY OF THE BUILDING PLUMBING SYSTEM DURING THE PROCESS OF CONSTRUCTION OF PLUMBING COMPONENTS AND DURING ALL WORK TO BE PERFORMED.
- 5. GENERAL CONTRACTOR TO COORDINATE ALL FLOOR DRAIN LOCATIONS WITH MECHANICAL.
- 6. EMERGENCY LIGHTS AND EXIT SIGNS REFER TO ELECTRICAL SUBMITTALS BY OTHERS FOR ADDITIONAL INFORMATION.
- 7. LIGHTING AND VENTILATION DESIGNS BY OTHERS.
- 8. ALL DEBRIS IS TO BE REMOVED FROM THE WORK AREA AND PLACED IN APPROPRIATE WASTE CONTAINERS UNTIL REMOVED FROM THE SITE. WASTE CONTAINERS TO BE MAINTAINED IN A CLEAN AND ORDERLY FASHION.
- 9. COORDINATE FIRE EXTINGUISHER LOCATIONS WITH FIRE MARSHAL AS REQUIRED.
- 10. FOR ALL QUESTIONS REGARDING GRAPHIC REPRESENTATION OR REQUEST FOR ADDITIONAL COPIES OF DRAWINGS, CONTACT R & C DRAFTING, 612-965-3999.
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- 15. VERIFY PLUMBING WALL THICKNESS NECESSARY WITH MECHANICAL CONTRACTOR.

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JOHN D. ANDERSON

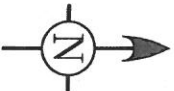
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14675 MARTIN DRIVE # 200, EDEN PRAIRIE, MN 55344
(952) 944-1665
R & C DRAFTING
9448 CREEK RIDGE LANE, SAVAGE, MN 55378
(612) 965-3999 Bob@RandCDrafting.com

NOTES
RAIL MERKS BREWING DEPOT
4055 CENTRAL AVENUE NORTH
COLUMBIA HEIGHTS, MN, 55421

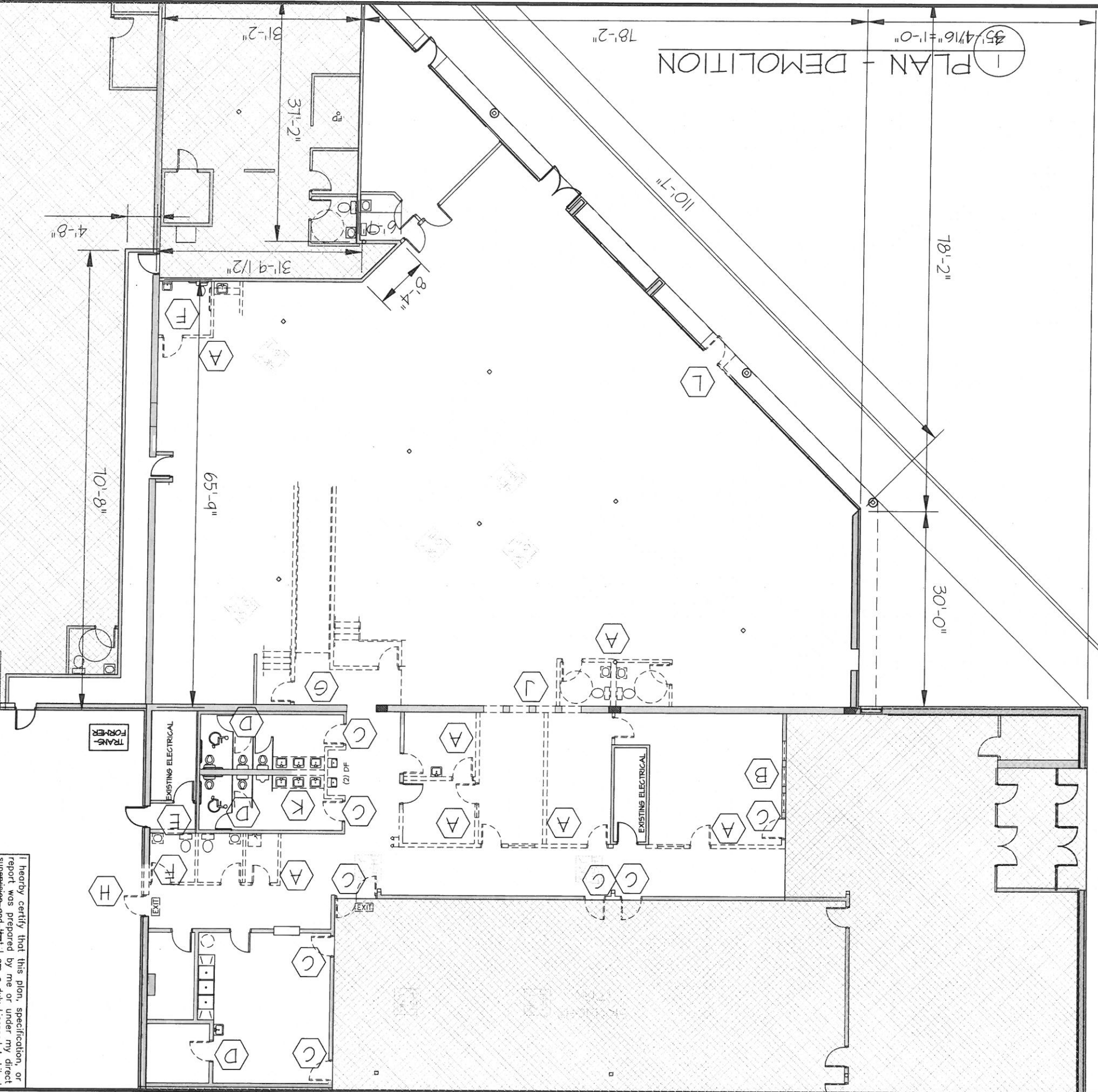
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5/8/22

WALL TYPES:
EXISTING
DEMO
NEW



EXISTING (NOT IN SCOPE)

- KEYNOTES:**
- A REMOVE WALLS
 - B REMOVE WINDOWS
 - C REMOVE DOOR / INFILL WALL
 - D SWAP DOOR SWING
 - E NEW DOOR OPENING
 - F CAP PLUMBING
 - G REMOVE RAMP / MODIFY LANDING
 - H OVERHEAD DOOR OPENING 8' X 8'
 - J NEW WINDOW OPENING
 - K REMOVE SINKS AND DRINKING FOUNTAINS
SEE SHEET 9 RESTROOMS FOR
ADDITIONAL INFORMATION
 - L REPLACE SINGLE DOOR WITH DOUBLE DOOR



4
5/8/22
1/6"=1'-0"
PLAN - DEMOLITION
RAIL WERKS BREWING DEPOT
4055 CENTRAL AVENUE NORTH
COLUMBIA HEIGHTS, MN, 55421

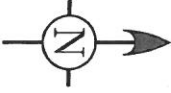
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Date 5/8/22 License No. 23628

WALL TYPES:
EXISTING
DEMO
NEW

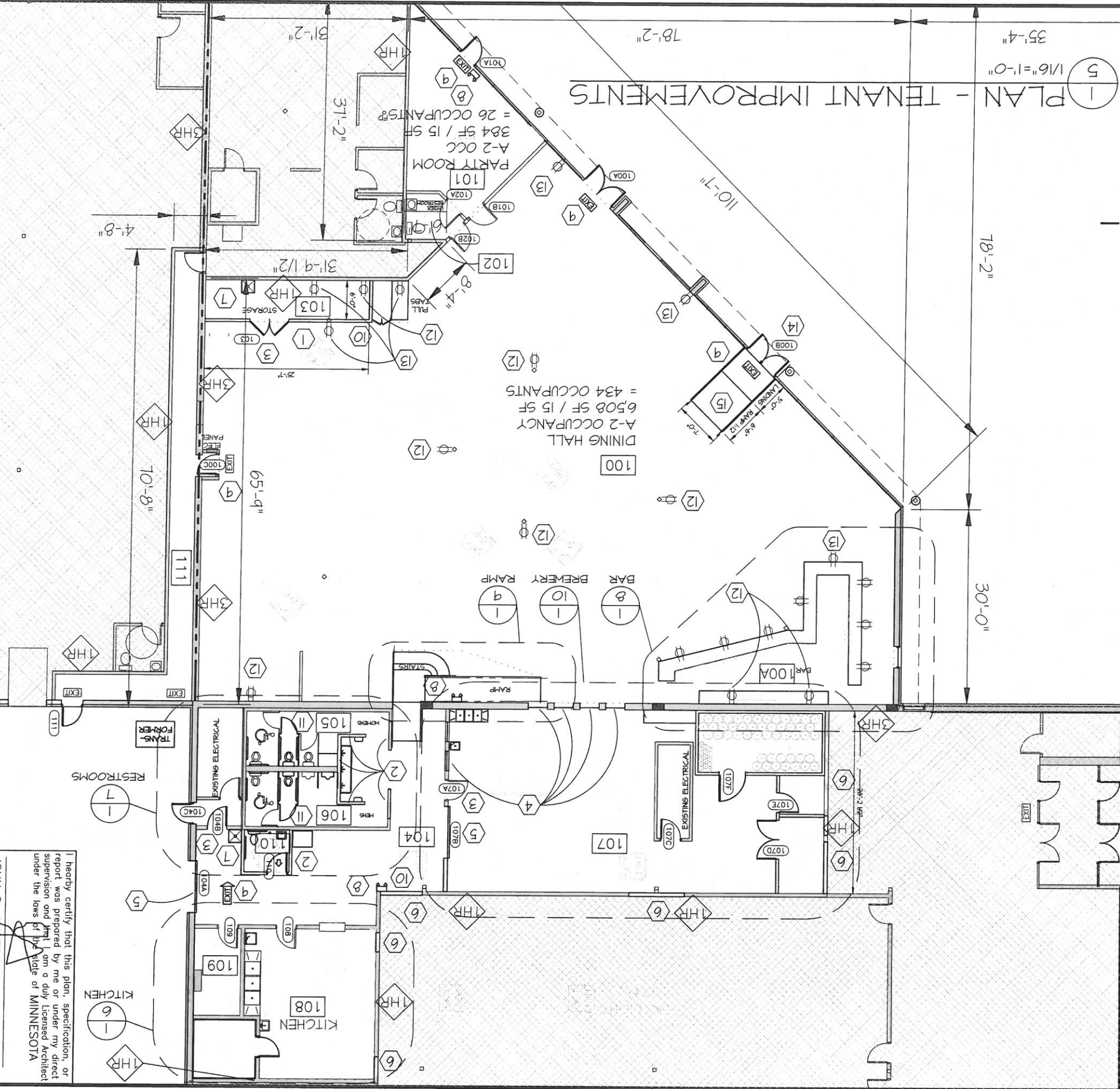


EXISTING (NOT IN SCOPE)

- NOTES
1. SEE SHEET 3 FOR GENERAL NOTES
 2. SEE SHEET 11 FOR ROOM AND DOOR SCHEDULES
 3. EXISTING ONE HOUR CONSTRUCTION = 1HR
 4. EXISTING THREE HOUR CONSTRUCTION = 3HR
 5. EXISTING BUILDING SEPARATION FIRE WALL =

- KEYNOTES:
- 1 NEW WALL TO 8'-0"
 - 2 NEW WALL TO CEILING GRID
 - 3 NEW DOOR
 - 4 NEW WINDOWS
 - 5 NEW 8' x 8' OVERHEAD DOOR
 - 6 INFILL OPENINGS - 1 HR CONSTRUCTION
 - 7 MOP SINK
 - 8 EMERGENCY LIGHTING
 - 9 ILLUMINATED EXIT SIGN
 - 10 FIRE EXTINGUISHER CABINET
 - 11 SWAP EXISTING DOOR SWING
 - 12 POWER OUTLET IN CEILING
 - 13 POWER OUTLET AT 36" ABOVE FLOOR
 - 14 NEW DOUBLE DOOR ENTRY
 - 15 NEW LANDING, RAMP WITH RAILINGS

1 PLAN - TENANT IMPROVEMENTS



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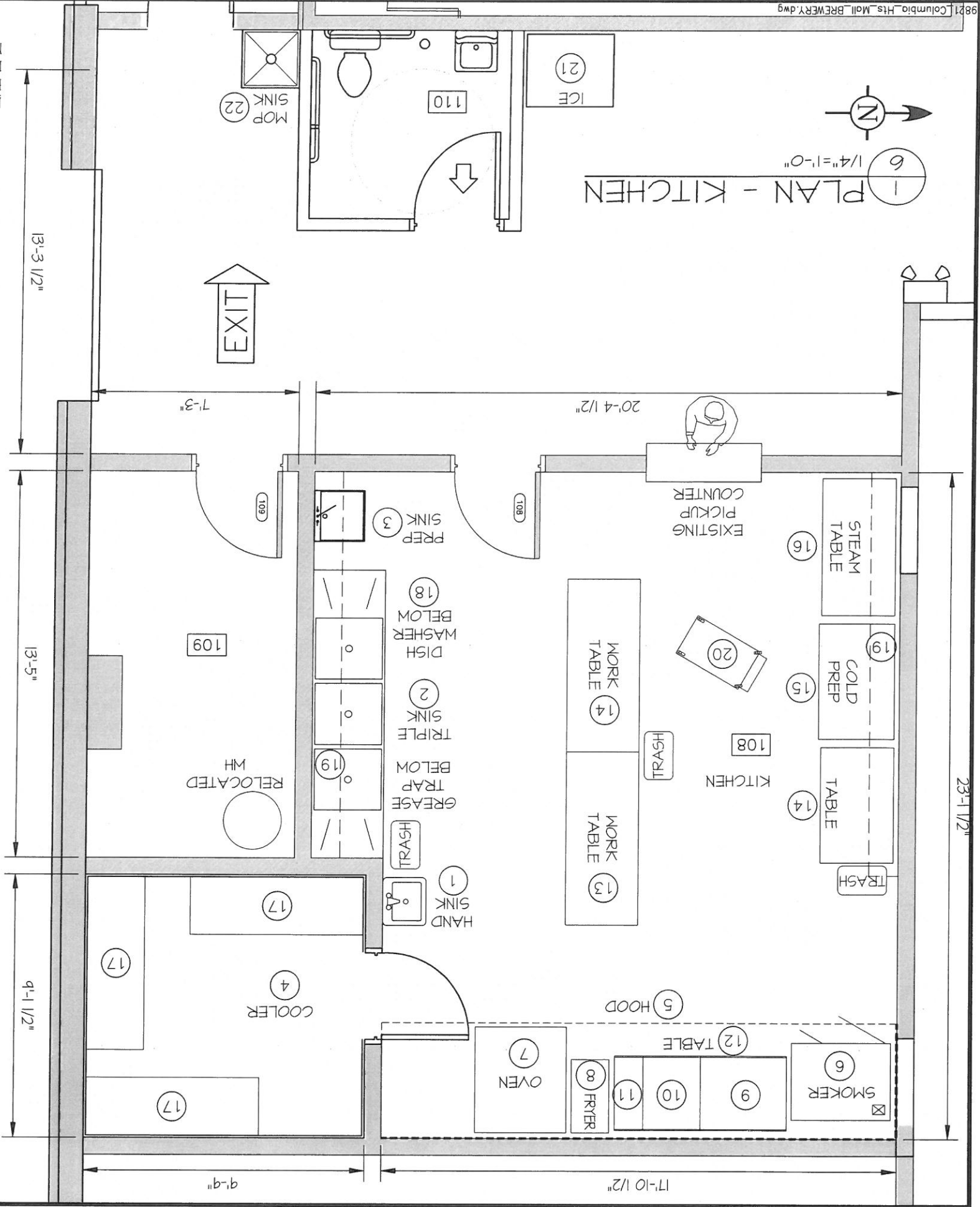
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5/8/22
1/16"=1'-0"

5 PLAN - TENANT IMPROVEMENTS
RAIL WERKS BREWING DEPOT
4055 CENTRAL AVENUE NORTH
COLUMBIA HEIGHTS, MN, 55421

COLUMBIA HEIGHTS CENTER, LLC
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KITCHEN NOTES:

ALL EQUIPMENT, SINKS, SHELVING AND WORK SURFACES TO BE NSF APPROVED. TENANT TO PROVIDE FINAL EQUIPMENT SELECTION LIST AND EQUIPMENT DATA SHEETS FOR HEALTH DEPARTMENT SUBMITTAL. EQUIPMENT LAYOUT TO BE VERIFIED BY EQUIPMENT SUPPLIER.
GREASE TRAP NOT REQUIRED. OWNER SHALL BE RESPONSIBLE TO COORDINATE ANY OTHER CODE REQUIRED KITCHEN ITEMS.

KITCHEN FINISHES:

WALLS TO BE FIBERGLASS REINFORCED PANELS UP TO CEILING GRID (10'-0" MINIMUM).
WALL BEHIND COOK LINE TO BE STAINLESS STEEL PANEL. -----
CEILING TO BE VINYL COATED ACOUSTIC TILE.
FLOOR AND BASE COVE TO BE QUARRY TILE.

#	QTY	Equipment	Manufacturer	Model
1	1	Hand sink	Eagle	HAS-10-FA-PE
2	1	3 Compartment Sink	Eagle	414-22-3-24
3	1	Prep sink	Steelton	522CS115FW
4	1	Walk In Cooler	Barr Inc	Custom
5	1	Exhaust Hood Above	TBD	
6	1	Smoker	Southern Pride	SRG-400
7	1	Oven	Cooking Performance Group	FGC100N
8	1	Fryer	Avanico	FF300
9	1	Charbroiler	Avanico	CAG36RC
10	1	Griddle	Avanico	CAG24MG
11	1	(2) Burner Range	Avanico	CAG-R-2-12
12	1	Equipment Stand (30" x 72")	Regency	600ES3072G
13	2	S.S. Work table (30" x 72")	Regency	600T3072G
14	1	S.S. Work table (30" x 48")	Regency	600TB3048G
15	1	Cold Prep Table	Avanico	APT-48-HC
16	1	Steam Table	Eagle	HT4-NG
17	3	Wire Shelving (72" x 24")	Regency	460EG2472KIT
18	1	Dishwasher	Jackson	DishStar HT-E
19	-	S.S. Wall Shelving Above	TBD	
20	TBD	Service Cart	TBD	
21	1	Ice Machine	TBD	
22	1	Mop Sink	TBD	

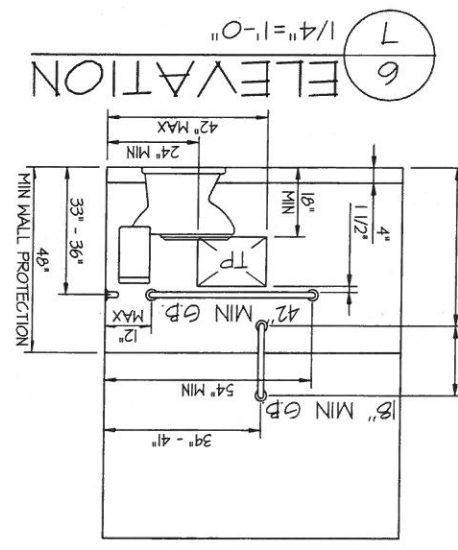
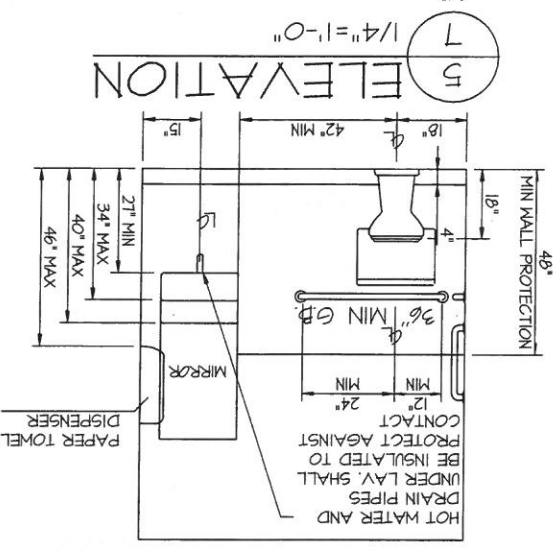
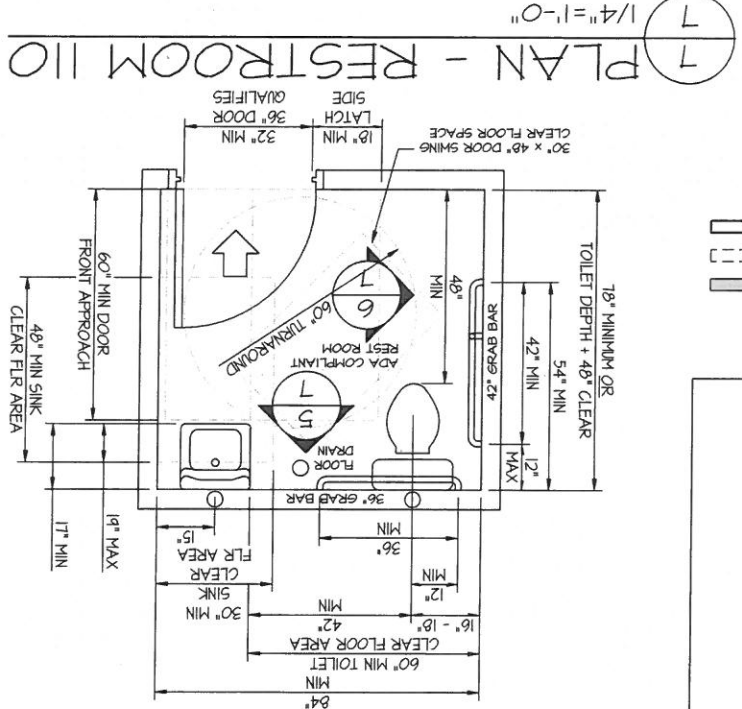
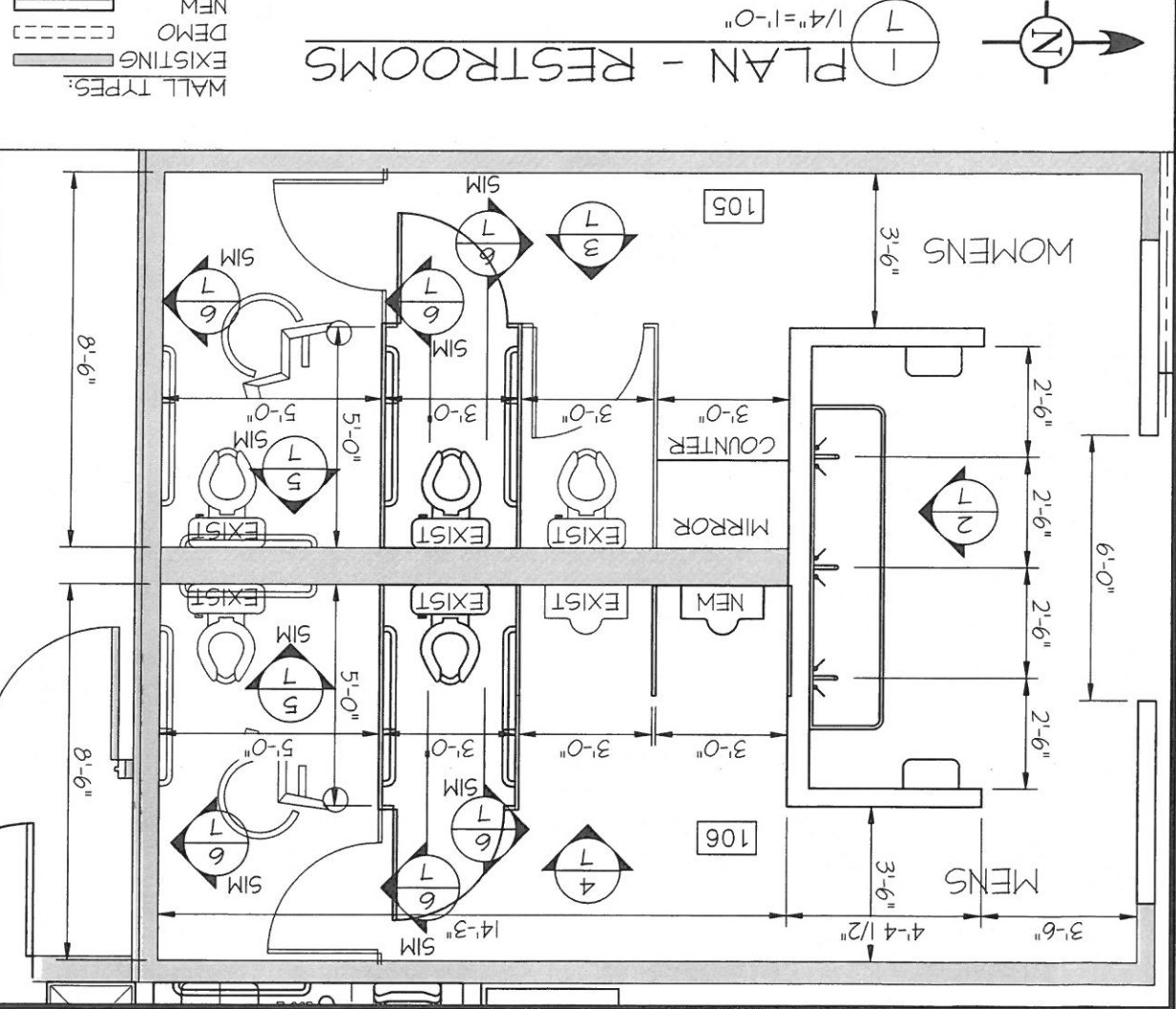
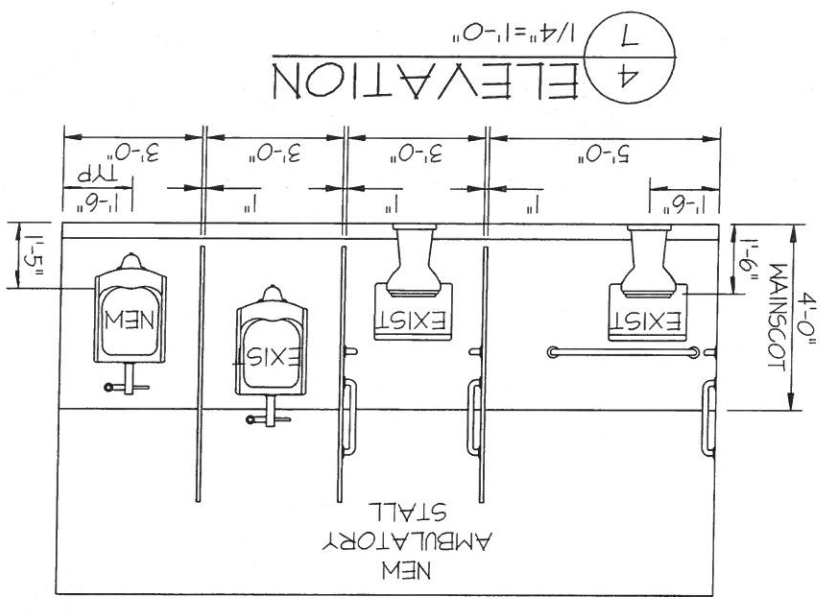
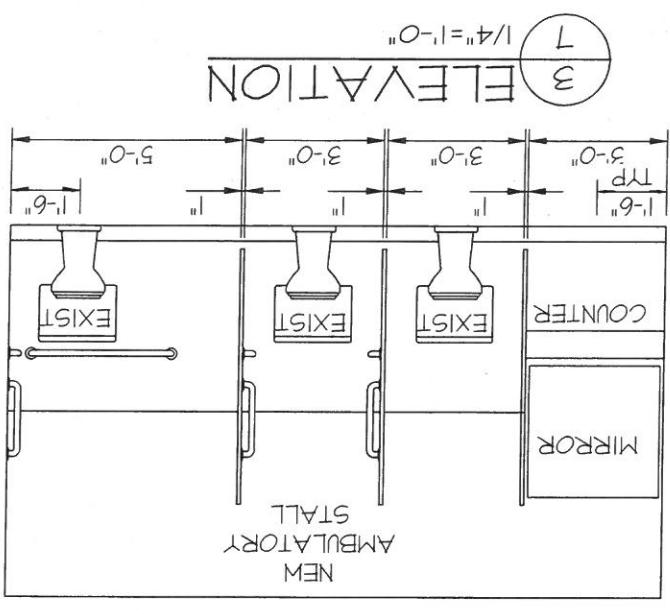
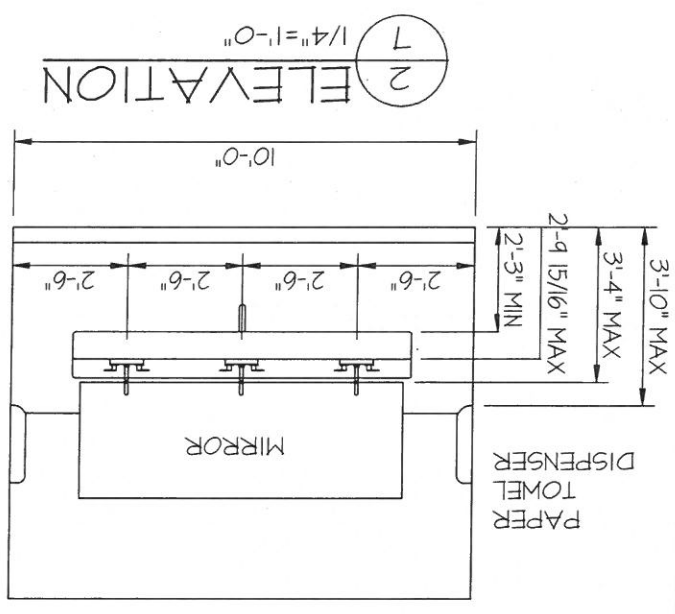
NOTES:
TBD = TO BE DETERMINED

WALL TYPES:
EXISTING
DEMO
NEW

6		PLAN - KITCHEN	
5/8/22		RAIL MERKS BREWING DEPOT	
1/4"=1'-0"		4055 CENTRAL AVENUE NORTH	
		COLUMBIA HEIGHTS, MN, 55421	
COLUMBIA HEIGHTS CENTER, LLC		14675 MARTIN DRIVE, # 200, EDEN PRAIRIE, MN 55344	
(952) 944-1665		(952) 944-1665	
R & C DRAFTING		9448 CREEK RIDGE LANE, SAVAGE, MN, 55378	
(612) 965-3999		Bob@RandCDrafting.com	
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JOHN D. ANDERSON
Date 5/8/22 License No. 23628

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2020 MNBC SECTION 1209 - TOILET AND BATHROOM REQUIREMENTS

1209.2 FINISH MATERIALS.

1209.2.1 FLOORS AND WALL BASES. IN OTHER THAN DWELLING UNITS, TOILET, BATHING AND SHOWER ROOM FLOOR FINISH MATERIAL SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE, SHEET VINYL, OR OTHER APPROVED FLOOR COVERING MATERIAL. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4 INCHES (101 MM).

1209.2.2 WALLS AND PARTITIONS. WALLS AND PARTITIONS WITHIN 2 FEET (610 MM) OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. TO A HEIGHT OF NOT LESS THAN 4 FEET (1219 MM) ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

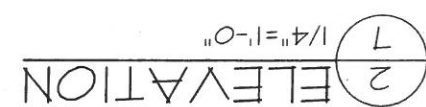
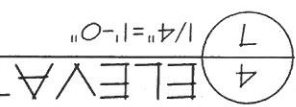
ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.

PLAN - RESTROOM 110

PLAN - RESTROOMS

MALL TYPES:

EXISTING	☒
DEMO	☐
NEW	☐



5
7

ELEVATIC

1/4" = 1'-0"

7
6

ELEVATION

1/4" = 1'-0"

7	PLAN & DETAILS - RESTROOMS RAIL WERKS BREWING DEPOT 4055 CENTRAL AVENUE NORTH COLUMBIA HEIGHTS, MN, 55421
5/8/22	
1/4" = 1'-0"	

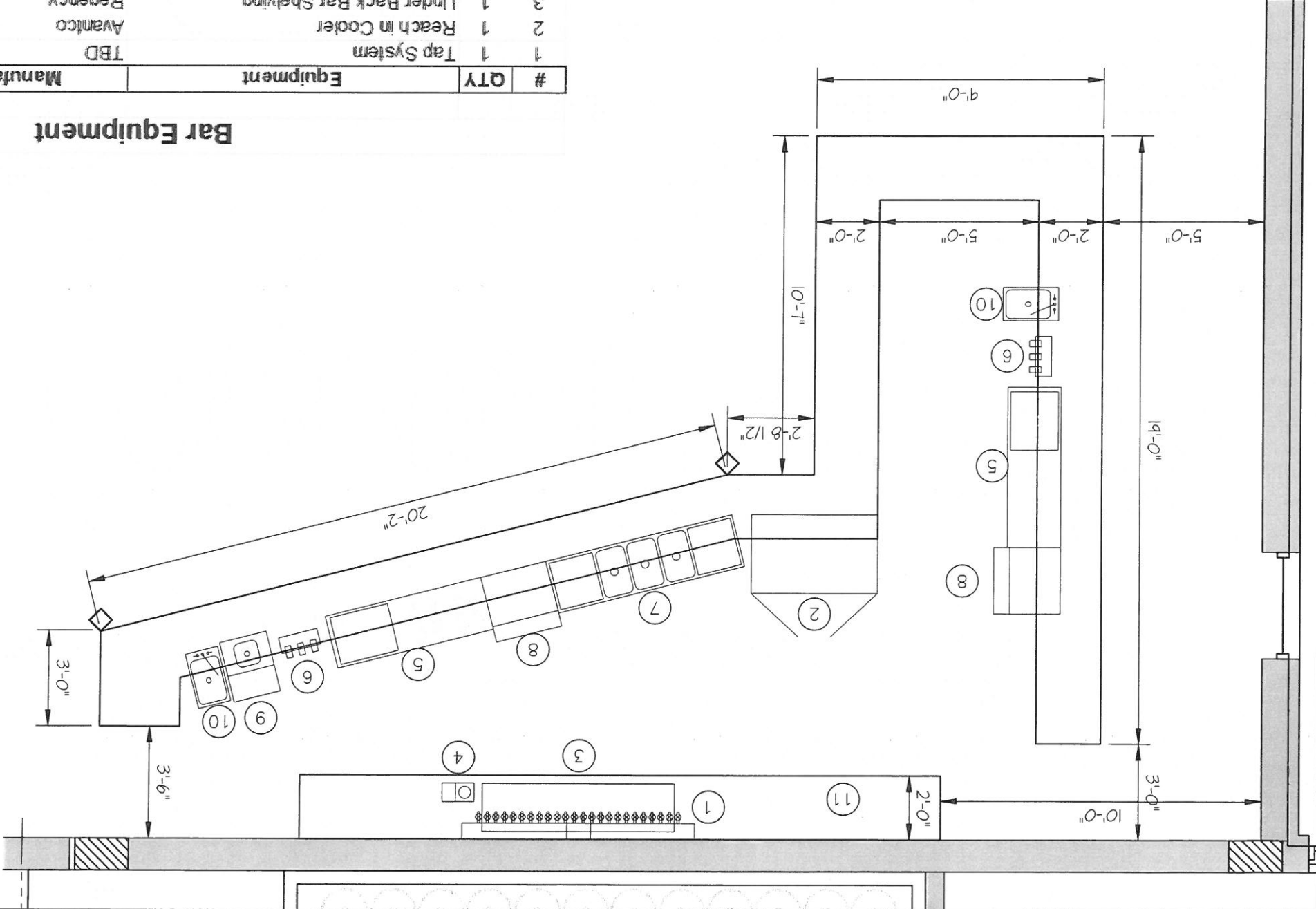
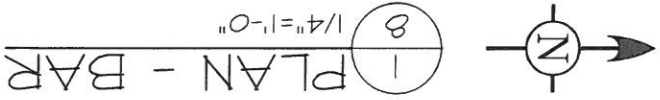
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WALL TYPES:
EXISTING
DEMO
NEW



NOTES:
TBD = TO BE DETERMINED

#	QTY	Equipment	Manufacturer	Model	Water	Drain	Elec.
1	1	Tap System	TBD			X	
2	1	Reach in Cooler	Avantco	178AU48RHC			115, 2.7A
3	1	Under Back Bar Shelving	Regency	460EC1872K33			
4	1	Glass Rinser	Advance Tabco	SU-16	X		
5	2	Under Bar Work Station with Ice Bin	Eagle Group	CWS5-18L		X	
6	2	Soda Gun System	TBD - Provided by beverage distributor				
7	1	3 Compartment Sink	Advance Tabco	PRB-24-63C3	X		
8	2	Glass Washer	Noble	CG-115	X		
9	1	Dump Sink	Regency	600BSSDS2318	X		
10	2	Hand Wash Sink	Regency	600UHS2112	X		
11	1	Locked Liquor Cabinet	TBD				
12							

Bar Equipment

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

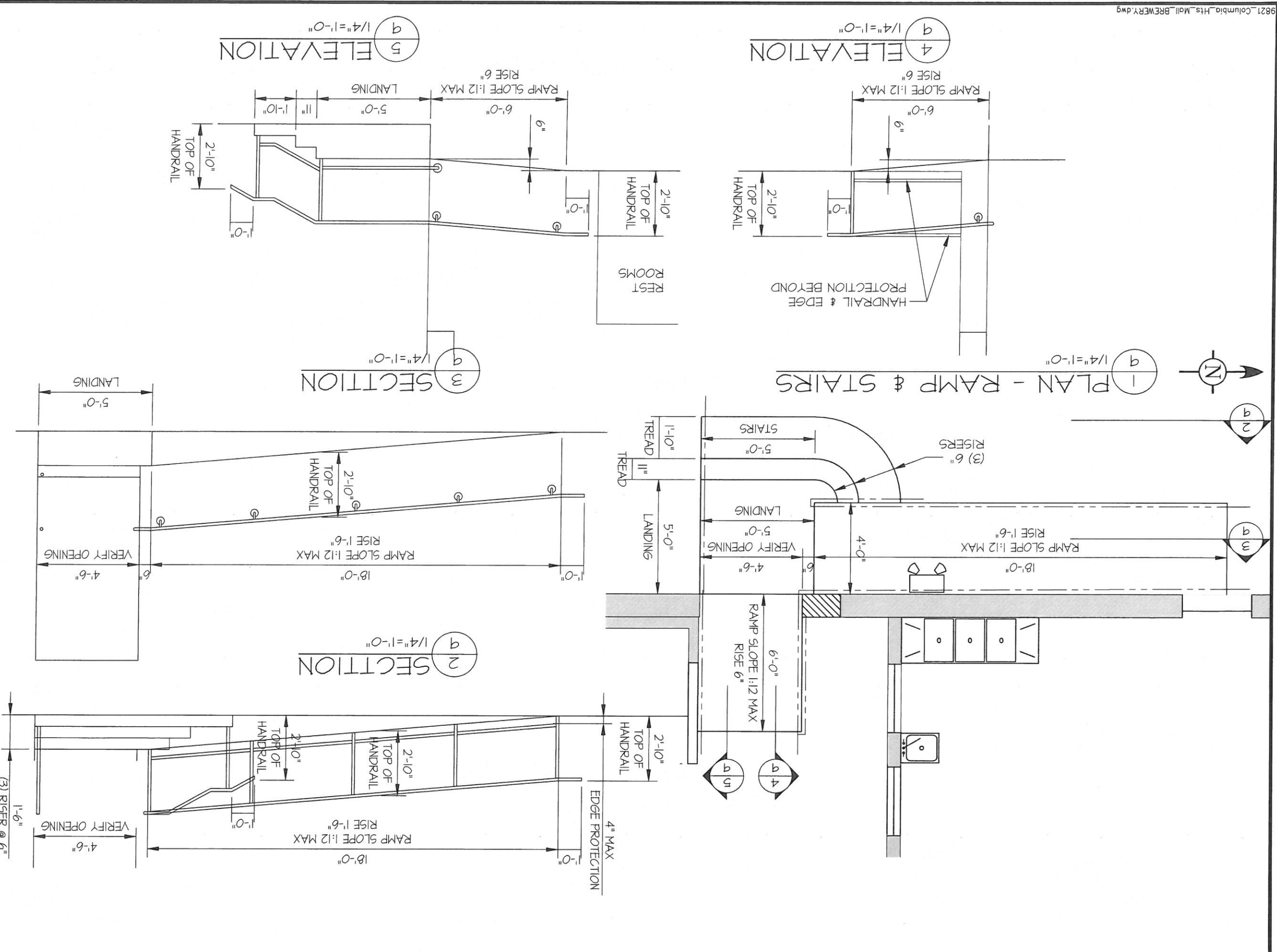
JOHN D. ANDERSON
Date 5/8/22 License No. 23628

COLUMBIA HEIGHTS CENTER, LLC
14675 MARTIN DRIVE, # 200, EDEN PRAIRIE, MN 55344
(952) 944-1665
R & C DRAFTING
9448 CREEK RIDGE LANE, SAVAGE, MN 55378
(612) 965-3999 Bob@RandCDrafting.com

DETAILS - BAR
RAIL WERKS BREWING DEPOT
4055 CENTRAL AVENUE NORTH
COLUMBIA HEIGHTS, MN 55421

5/8/22

8

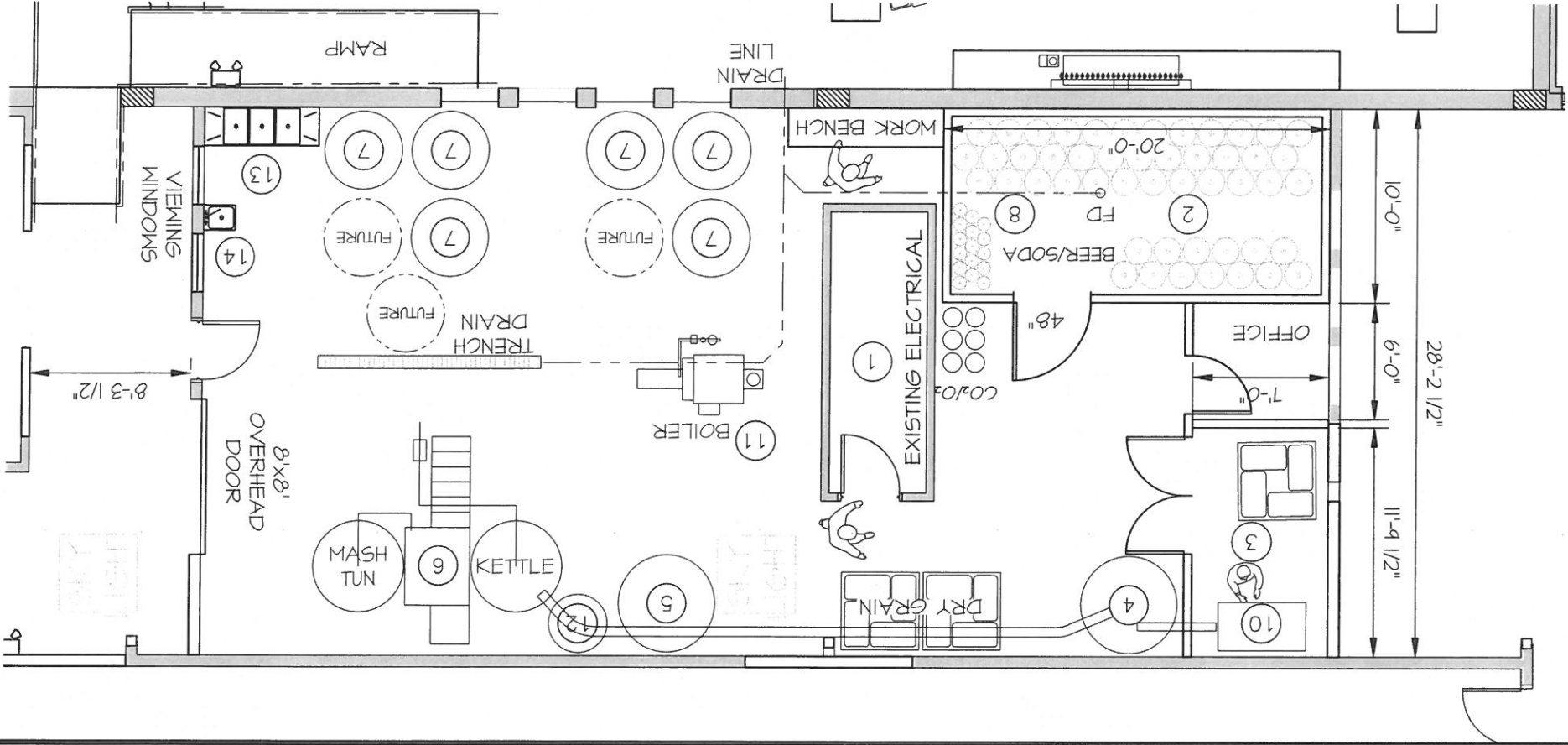


9		DETAILS - RAMP & STAIRS RAIL WERKS BREWING DEPOT 4055 CENTRAL AVENUE NORTH COLUMBIA HEIGHTS, MN, 55421	
5/8/22			
1/4"=1'-0"			
COLUMBIA HEIGHTS CENTER, LLC 14675 MARTIN DRIVE, # 200, EDEN PRAIRIE, MN 55344 (952) 944-1665		R & C DRAFTING 9448 CREEK RIDGE LANE, SAVAGE, MN, 55378 (612) 965-3999 Bob@RandCDrafting.com	
REV	DATE	DESCRIPTION	
1			
2			
3			
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WALL TYPES:
EXISTING
DEMO
NEW

ITEM	DESCRIPTION	NOTES
1	ELECTRICAL ROOM	EXISTING
2	COOLER	10' x 20'
3	GRAIN MILL ROOM	
4	POLY GRIST CASE	DME ITEM 52
5	HOT LIQUOR TANK	DME ITEM 10
6	BREWHOUSE	DME ITEMS 13, 14 & 16
7	FERMENTORS	DME ITEM 30
8	KEGS	
9	PORTABLE CIP PUMP	DME ITEM 23
10	MALT MILL	DME ITEM 51
11	BOILER	7' L x 4' W x 5' H
12	CARBON FILTER	3' DIA
13	3 COMPARTMENT SINK	72"
14	HAND SINK	TBD

PLAN - BREWERY
1/8"=1'-0"



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10
5/8/22
1/8"=1'-0"
PLAN - BREWERY
RAIL WERKS BREWING DEPOT
4055 CENTRAL AVENUE NORTH
COLUMBIA HEIGHTS, MN, 55421

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