



1 ARCHITECTURAL SITE PLAN

A small circular icon containing a crosshair with a vertical line pointing downwards and a horizontal line pointing to the left, indicating the cardinal direction of North.

40.01

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08.31.07 PERMIT REV
09.20.07 COORDINATION
12.14.07 ADDENDUM/004

GRAND PARK TOWN CENTER
GENERAL STORE - BUILDING 6, CAR WASH & GAS PUMP
Fraser, Colorado

3012 Huena St.
Suite 100
ARCHITECTURE



Fraser Business Enhancement Grant Cover Letter – Project Description

This application requests support for exterior site improvements intended to correct deteriorated hardscape conditions, improve pedestrian safety and ADA accessibility, and enhance the physical appearance and functionality of a commercial property located within the Town of Fraser Business District.

Approximately 1,000 square feet of exterior pavers serving a publicly used pedestrian circulation area have shifted, separated, and become uneven due to repeated freeze thaw cycles. This paved area functions as a primary pedestrian route connecting parking areas, public sidewalks, and building entrances, and is regularly used by the general public. The primary cause of failure is inadequate drainage, which allows roof runoff and surface water to collect on the pavers. During winter conditions, water freezes on the surface, penetrates the paver joints during thaw periods, and refreezes beneath the pavers, displacing the base material and creating an uneven and potentially hazardous walking surface.

The proposed scope of work includes removal and resetting of the existing pavers with proper grading, base reconstruction, and compaction to restore a flat, stable, and durable pedestrian surface. Finished surfaces will be set to meet ADA standards for allowable vertical displacement and cross slope. A trough drain system will be installed to collect and redirect surface water, and roof gutter discharge will be routed underground via PVC piping to prevent future ponding and ice buildup. Curb modifications will be made as necessary to ensure positive drainage away from pedestrian areas while maintaining compliant pedestrian transitions. These improvements are intended to significantly reduce slip hazards, improve year round walkability, and maintain consistent ADA accessible conditions within the business district.

In addition, existing exterior gooseneck light fixtures will be removed and replaced with updated LED fixtures that are more energy efficient and compliant with Town dark sky standards. The lighting upgrade will improve illumination quality along pedestrian paths, reduce glare and light spill, and enhance nighttime safety while improving the overall visual appearance of the building exterior.

The project may also include limited improvements to existing building mounted exterior signage. Any signage work would consist of replacement or refinement of existing signage to improve durability, visibility, and consistency with Town design standards. All signage improvements would remain exterior in nature and subject to applicable Town permitting requirements.

This project directly aligns with the Fraser Business Enhancement Grant program goals by improving exterior site conditions, increasing ADA accessibility, enhancing pedestrian safety, upgrading exterior lighting and signage, and contributing to a more attractive and cohesive streetscape. The improvements provide clear public benefit through safer pedestrian circulation, improved winter accessibility, and an enhanced streetscape environment that supports ongoing economic vitality within the Town of Fraser.

The applicant meets all eligibility requirements and is in good standing with the Town. The proposed work is limited to eligible exterior improvements only. The project is intended to be constructed and completed within the 2026 calendar year, subject to permitting and seasonal conditions. A minimum 50 percent cash match will be provided by the applicant, and no grant funds will be used for ineligible costs or expenses incurred prior to grant approval. All work will comply with applicable Town ordinances, building codes, zoning requirements, and permitting standards.

Category	Description	Low Estimate (\$)	High Estimate (\$)
General Conditions	Mobilization, site protection, layout	\$ 2,500.00	\$ 4,000.00
Pavers	Remove and reset ~1,000 SF pavers	\$ 12,000.00	\$ 18,000.00
Drainage	Sawcut, trench, trough drain install	\$ 8,500.00	\$ 15,000.00
Lighting	Remove and reset gooseneck fixtures wth new fixtures, change to less lumens light	\$ 4,000.00	\$ 9,000.00
Electrical	Minor conduit and reconnects	\$ 2,000.00	\$ 4,000.00
Signange	New Sign for Car Wash	\$ 12,000.00	\$ 15,000.00
Cleanup	Final cleanup and power wash	\$ 1,000.00	\$ 2,000.00
Contingency	15–20% contingency	\$ 5,000.00	\$ 10,000.00
TOTAL		\$ 47,000.00	\$ 77,000.00

Average (\$)

3250

15000

11750

6500

3000

13500

1500

7500

\$

62,000.00



ROM Budget – Custom-Carved HDU Internally Illuminated Wall Sign

Client: Grand Park

Project: Car Wash at the General Store

Contact: Kathy Schofield | [REDACTED]

Estimated Budget Range: \$12,000 – \$15,000

Final pricing dependent on level of carving detail, 70s-inspired styling, and internal illumination complexity.

Scope Overview

This ROM includes the design, fabrication, permitting coordination, and installation of a fully custom, carved HDU wall sign featuring push-through acrylic lettering and internal LED illumination. The sign will be designed with a retro 1970s aesthetic inspired by classic liquor store signage, while utilizing modern materials and LED technology. No neon tubing or exposed bulb lighting is included.

Sign Description

- Fully custom carved HDU wall sign with high level of detail
- Push-through acrylic lettering with internal LED illumination
- LED modules for even illumination and long-term reliability
- Retro 1970s-inspired liquor store aesthetic executed in a modern construction

Included in ROM

- Design development and production-ready artwork
- Fabrication of custom carved HDU sign and acrylic elements
- Internal LED lighting and assembly
- Installation of completed sign
- Permit procurement and coordination (permit fees not included)

Exclusions

- Permit fees billed separately at cost
- Electrical work not included; licensed electrician required to bring power to sign
- Final pricing subject to adjustment based on final approved design details

Thank you for the opportunity to provide this ROM budget. Please let us know if you have any questions or would like to move forward with next steps.