

PROJECT NARRATIVE: We (Two Creeks Ridge LLC) bought the building from Peabody / Sage Creel Lands in 2019. Same time as we bought the building and its parcel (40 acres), we also bought 307 acres in agriculture from Peabody / Sage Creek.

The building is made up of structural steel beams with metal walls and roof panels. The building has three main segments within its 40'x160' footprint. The west end is 40'x60' and was a maintenance shop for the mine. The center section is 40'x40' and was a warehouse for the mine. The east end is 40'x60' is the former mine office areas and on two floors. The first floor included 3 locker rooms with showers and multiple toilets each. Also on the first floor were work areas for processing coal samples. The second floor was broken out into small offices, conference and break rooms.

We plan to improve the building's condition in several stages over what is expected to be 1.5 to 2 years. We are doing the build on the project ourselves as owners, but we will be using some contractors for skilled trades as needed. The equipment on site (Genie and Kubota) are my own. The main phases of the project are replacing the (1)(a) metal skin and (1)(b) its windows same time; and (2) replacing the roof. At this point, we want to be dried-in by end September. We are bringing the roof insulation up to code with at 49+ (Atlas panels are on-site).

For the full building, we have replaced / completed the exterior metal panels / walls and roof, and added insulation at the roof R49+ (Atlas panels / SIPs) and have sprayed all walls with 4"+ of closed cell foam for R28+. All windows will also be replaced.

The current ongoing project area is at the east end of the building where we are refurbishing the two floors with the first floor as garage and storage space with a mechanical room and locker room, and the second floor as a large bedroom / bathroom, a central area with a kitchen and two offices and bathroom.

After dried-in, the next phase in September or October was to insulate the new wall panels at R21+ with closed cell foam.

After dried-in and insulated, we will be supplementing the building's heat system. It has operating electric heaters but we will be adding a gas boiler to heat the east end of the building via radiant heat. Will be engaging with HVAC specialist on this scope but are some months away. We have had well water, septic and electrical. The building has had propane heat before and we have propane tank on site that is code compliant, but have purposefully not installed a regulator as waiting for the boiler install by HVAC specialist to pull permit, do the work and connect up propane service.

The rest of the work scope are refurbing our bathrooms, locker room and offices spaces on the east end of the building.

This building is not for public use / not for commercial use. We will continue to use it same as we have been to support our plans for the agricultural land.

For our original application, we estimated \$200,000 for the project (yes, naive). So far, even though we did the bulk of the labor for the roof and exterior wall panels, because we pivoted to include a caretaker's space on the 2nd level per Routt Planning's request we have spent:

- \$132,052 for electrical, mechanical / plumbing, boiler / radian heat.
- \$53,114.84 for metal panels, trim for roof and exterior / interior walls.
- \$36,186.00 for closed cell spray foam insulation.
- @ \$75,000 for SIPs insulation panel at roof.
- @ \$95,000 for various support labor and materials.

This brings our project spend on overall building to date to @ \$391,352.84.

The proposed estimate to complete the project (build-out of 2nd level space) by Rogue Elements Contracting LLC is \$212,633 which would make total cost for permit fee calculation at \$603,986.