

**From:** [Smartsheet Automation](#)  
**To:** [Pulido, Kristen](#)  
**Subject:** Fine Arts Theater of Denton, LLC has completed the Downtown Reinvestment Grant form  
**Date:** Friday, September 26, 2025 9:49:40 AM

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<!--[if !mso]--> <!--[endif]-->

## **Fine Arts Theater of Denton, LLC has completed the Downtown Reinvestment Grant form**

Fine Arts Theater of Denton, LLC has completed the Downtown Reinvestment Grant form:

- Address: 115-116 N Elm St, Denton, TX 76201
- Type of work: Fire Suppression System
- Planned Improvements: Fire suppression system - design, mobilization, material, labor. Included contractor estimate, preliminary drawings, survey (meets and bounds), W-9 and photos. Will email a couple additional photos to Kristen Pulido as there is an attachment limit.
- Total Cost:
- Total Grant Request:

Additional Notes:

- The prospect's submitted total cost is not equal to the sum of individual costs reported in the form.
- The prospect's submitted total grant request is not equal to the sum of individual grants reported in the form.



### **Details**

Changes since 9/26/25, 9:47 AM

1 row added

9 attachments added

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1 row added or updated (shown in yellow)

[Row 3](#)

|                                                     |                                                                                                                                                                                                                                                          |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Business name</b>                                | Fine Arts Theater of Denton, LLC                                                                                                                                                                                                                         |
| <b>Created date</b>                                 | 09/26/25, 9:47 AM                                                                                                                                                                                                                                        |
| <b>Applicant name</b>                               | Brad Andrus                                                                                                                                                                                                                                              |
| <b>Applicant mailing address</b>                    | 212 S Elm St, Denton, TX 76201                                                                                                                                                                                                                           |
| <b>Phone number</b>                                 | (817) 253-0000                                                                                                                                                                                                                                           |
| <b>Email</b>                                        | brad@fineartstheater.com                                                                                                                                                                                                                                 |
| <b>Building owner different from applicant?</b>     | No                                                                                                                                                                                                                                                       |
| <b>Building owner (if different from applicant)</b> |                                                                                                                                                                                                                                                          |
| <b>Building owner phone</b>                         |                                                                                                                                                                                                                                                          |
| <b>Building owner email</b>                         |                                                                                                                                                                                                                                                          |
| <b>Building name</b>                                | Texas Fine Arts Theatre                                                                                                                                                                                                                                  |
| <b>Project site/address</b>                         | 115-116 N Elm St, Denton, TX 76201                                                                                                                                                                                                                       |
| <b>Type of work</b>                                 | Fire Suppression System                                                                                                                                                                                                                                  |
| <b>Planned Improvements Details</b>                 | Fire suppression system - design, mobilization, material, labor. Included contractor estimate, preliminary drawings, survey (meets and bounds), W-9 and photos. Will email a couple additional photos to Kristen Pulido as there is an attachment limit. |
| <b>Downtown benefit</b>                             | Preserving and protecting a historic landmark, helping to revitalize downtown                                                                                                                                                                            |
| <b>General or fire suppression</b>                  | Fire suppression system                                                                                                                                                                                                                                  |

|                                                   |           |
|---------------------------------------------------|-----------|
| <b>application</b>                                |           |
| <b>Facade/building rehab cost</b>                 |           |
| <b>Facade/building rehab requested grant</b>      |           |
| <b>Awnings cost</b>                               |           |
| <b>Awnings requested grant</b>                    |           |
| <b>Signs cost</b>                                 |           |
| <b>Signs requested grant</b>                      |           |
| <b>Impact fees cost</b>                           |           |
| <b>Impact fees requested grant</b>                |           |
| <b>Utility upgrades cost</b>                      |           |
| <b>Utility upgrades requested grant</b>           |           |
| <b>Interior/code improvements cost</b>            |           |
| <b>Interior/code improvements requested grant</b> |           |
| <b>Fire suppression system cost</b>               | 118447.13 |
| <b>Fire suppression system requested grant</b>    | 50000     |
| <b>Total cost (submission)</b>                    |           |
| <b>Total cost</b>                                 |           |

|                                         |                                                                                                                                                                                                                                                                                      |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>(Smartsheet)</b>                     | 118447.13                                                                                                                                                                                                                                                                            |
| <b>Total grant request (submission)</b> |                                                                                                                                                                                                                                                                                      |
| <b>Total grant request (Smartsheet)</b> | 50000                                                                                                                                                                                                                                                                                |
| <b>Message Details</b>                  | <ul style="list-style-type: none"> <li>• The prospect's submitted total cost is not equal to the sum of individual costs reported in the form.</li> <li>• The prospect's submitted total grant request is not equal to the sum of individual grants reported in the form.</li> </ul> |

Changes made by [web-form@smartsheet.com](mailto:web-form@smartsheet.com)



## 9 attachments added

- WIN\_20250908\_10\_01\_51\_Pro.jpg (3M) added by [web-form@smartsheet.com](mailto:web-form@smartsheet.com) on Row 3: Fine Arts Theater of Denton, LLC
- Denton Fine Arts Theater - Fire Sprinkler System Installtion.pdf (399k) added by [web-form@smartsheet.com](mailto:web-form@smartsheet.com) on Row 3: Fine Arts Theater of Denton, LLC
- WIN\_20250908\_10\_01\_43\_Pro.jpg (3M) added by [web-form@smartsheet.com](mailto:web-form@smartsheet.com) on Row 3: Fine Arts Theater of Denton, LLC
- W-9.pdf (557k) added by [web-form@smartsheet.com](mailto:web-form@smartsheet.com) on Row 3: Fine Arts Theater of Denton, LLC
- WIN\_20250908\_10\_02\_37\_Pro.jpg (2M) added by [web-form@smartsheet.com](mailto:web-form@smartsheet.com) on Row 3: Fine Arts Theater of Denton, LLC
- WIN\_20250908\_10\_05\_19\_Pro.jpg (3M) added by [web-form@smartsheet.com](mailto:web-form@smartsheet.com) on Row 3: Fine Arts Theater of Denton, LLC
- Survey 2.19.25.pdf (287k) added by [web-form@smartsheet.com](mailto:web-form@smartsheet.com) on Row 3: Fine Arts Theater of Denton, LLC
- FP-02.pdf (4M) added by [web-form@smartsheet.com](mailto:web-form@smartsheet.com) on Row 3: Fine Arts Theater of Denton, LLC
- FP-01.pdf (5M) added by [web-form@smartsheet.com](mailto:web-form@smartsheet.com) on Row 3: Fine Arts Theater of Denton, LLC

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## DOWNTOWN REINVESTMENT GRANT AGREEMENT FORM

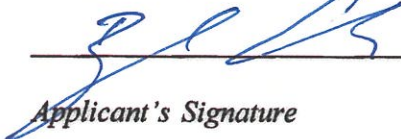
Please complete and return with the Downtown Reinvestment Grant Application to the Economic Development office, 401 N. Elm St., Denton, Texas. If you have any questions, please contact the Economic Development Department at 940- 349-7776.

I have met with a representative from the Economic Development Department, and I have read and fully understand the Downtown Reinvestment Grant procedures established by the Denton City Council. I intend to use this grant program for the aforementioned renovation projects to advance the efforts of revitalization and historic preservation of Denton's historic downtown. *I have not received, nor will I receive insurance monies for this revitalization project.*

I understand that if I am awarded a Downtown Reinvestment Grant by the City of Denton, any deviation from the approved project may result in the partial or total withdrawal of the grant. (If I am awarded a reinvestment grant for facade, awning or sign work and the facade, sign or awning is altered for any reason within **one (1) year** from construction, I may be required to reimburse the City of Denton immediately for the full amount of the grant.)

FINE ARTS THEATER OF DENTON, LLC

Business/Organization Name

 BRAD ANORRIS 9/16/25

Applicant's Signature

Printed Name

Date

\_\_\_\_\_  
*Building Owner's Signature (if different from applicant) Printed Name Date*

This section is to be completed by Economic Development staff.

\_\_\_\_\_  
*Date considered by DEDC*

*Recommendation*

*Staff Signature*

\_\_\_\_\_  
*Date considered by TIRZ #1 Board*

*Recommendation*

*Staff Signature*

\_\_\_\_\_  
*Date considered by City Council*

*Approval*

*Staff Signature*



Office: 817.591.1647

PO Box 162533  
Fort Worth, TX 76161  
SCR-G-2886876

**Date: July 21, 2025**

**Job Name: Denton Fine Arts Theater**

**Job Location: 115 Elm Street Denton, Texas 76201**

**Scope of Work:**

-The scope of work for this project is to provide all labor, materials, and project management to complete the installation of a new wet fire protection system for the above location. This will include all permits, fees, safety to complete the above scope of work per NFPA 13 and the city of Denton fire Prevention code.

**Pricing: GOOD FOR 30 DAYS**

**BASE BID** (tax excluded) ..... **\$118,447.13**

**NOTE: This quote is subject to change based on quantities of materials needed. If additional materials are needed other than provided in the project specification and contract drawings, a change order shall be submitted to the General Contractor and accepted prior to any work being performed.**

Your signature below authorizes Trinity Fire Suppression LLC to schedule work as identified above to be completed and invoiced for payment.

\_\_\_\_\_  
Printed Signature Trinity Fire Suppression LLC

\_\_\_\_\_  
Printed Signature

\_\_\_\_\_  
Authorized Signature Trinity Fire Suppression LLC

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**Clarifications and exclusions:**

1. Allow a minimum of **6** weeks from receipt of CAD files to use as backgrounds for Shop Drawings and Submittal Delivery.
2. Adequate city water supply is to be provided at the base of the riser. This proposal does not include a fire pump or water storage tank in our pricing.
3. NO fire alarm work or electrical work is included in this proposal.
4. Any changes by fire marshal above and beyond what is required by NFPA 13.
5. NO painting of pipe or protection from painting is included in this proposal.
6. The proposal **limits** the scope of work in this building to fire sprinkler system only. This proposal specifically excludes any work associated with fire alarm systems, and any other portable or fixed fire protection systems outside the scope of work specified.
7. Overtime pay scales for scope labor are **not** included. Installation shall be performed during normal working hours.
8. All underground utilities including 5ft out from building.
9. Owner/Contractor shall provide the following at no cost: **120V power for tools, trash disposal.**
10. This proposal **excludes** engineering, engineer review, and/or study. System calculations will be performed using Hydracad or AutoSprink. All design and installation practices will be performed within the criteria outlined by the manufacturers, which includes the standards set forth by NFPA 13, and Underwriters Laboratories and Factory Mutual.
11. Fire extinguishers are **not** included.
12. Crane(s), hoist(s), or other lifting device(s) for Trinity Fire Suppression LLC material only, as required by the contract documents, are included. The buyer shall provide a clear, level, solid, and unobstructed area to set up such lifting device(s), as well as a clear, level, solid, and unobstructed access to such lifting device(s).
13. Complete AutoCAD backgrounds of the project are to be **provided** by the **Buyer** at no cost to Trinity Fire Suppression LLC.
14. Customer has indicated certified payroll **not** required. If certified payroll is required, additional charges shall apply.
15. Applicable use and/or sales taxes **are** included.
16. Any CCIP or OCIP credit is **not** included.
17. OCIP/CCIP value is **not** factored into selling price or cost if an optional project selling price adjustment.
18. Bid Bonds are **NOT** included.
19. Payment & Performance bonds are **NOT** included.
20. This proposal is based on providing a complete and operational system per the proposed scope of work. Any additional labor or materials required due to schedule revisions, work stoppages, owner, insurance underwriter or AHJ review comments, delays caused by others or circumstances beyond Trinity Fire Suppression LLC control may result in additional charges.

**Standard Terms and Conditions**

(1) This proposal is expressly conditioned upon the Terms and Conditions contained or referred to herein, including those set forth on the reverse side and those contained in any attachments hereto.



Office: 817.591.1647

PO Box 162533  
Fort Worth, TX 76161  
SCR-G-2886876

(2) Trinity Fire Suppression LLC (hereafter "TFS")'s liability on any claim for loss or damage arising out of this contract or from the performance or breach thereof or connected with the supplying of any labor, equipment, goods or material hereunder, or their sale, resale, operation or use, whether based on contract, warranty, tort (including negligence) or other grounds, shall not exceed the price paid to TFS for such labor, equipment, goods or material, or part thereof involved in the claim. TFS shall not, under any circumstances, be liable for any labor charges without the prior written consent of TFS. TFS shall not be liable, whether as a result of breach of contract, warranty, tort (including negligence), or other grounds, for special, consequential, incidental or punitive damages, including, but not limited to, loss of profits, revenues, loss of the product or any associated product, cost of capital, cost of substitute products, facilities or services, downtime costs or claims. If TFS furnishes Customer with advice or other assistance which concerns any labor, equipment, goods, or material furnished hereunder, or any system or equipment in which of such equipment, goods or material may be installed, and which is not pursuant to this contract, the furnishing of such advice or assistance will not subject TFS to any liability, whether based on contract, warranty, tort (including negligence) or any other grounds.

(3) This Agreement constitutes the entire agreement between the parties, supersedes any previous understanding or agreement of the parties, and may be changed only by written instrument, signed by all parties. There are no representations, oral or written, other than those set forth herein and this Agreement cannot be cancelled except by mutual written agreement of all parties. In case any one or more of the provisions contained in this Agreement are determined to be invalid, illegal, or unenforceable in any respect, such provision shall be modified to the minimum extent necessary for enforceability. To the extent it cannot be so modified, the Agreement shall be construed as if such provision(s) had never been contained herein.

(4) All work to be performed by TFS will be performed during normal working hours (8:00am to 5:00 pm local time) Monday through Friday (excluding holidays), unless additional times are specifically described in a special provision to this Agreement.

(5) TFS shall not be responsible for failure to render services due to causes beyond its control including but not limited to work stoppages, fires, civil disobedience, riots, acts of God, or any other cause beyond the control of TFS.

(6) In the event Customer requires TFS to delay service or completion of the work under this proposal, payment pursuant to this proposal shall not be withheld or delayed on such account. TFS shall have the right to deliver any portion of the equipment, goods, material, or service to be furnished hereunder and to bill Customer therefore, and Customer agrees to pay for the same in accordance with terms of the payment hereof upon notification that such shipment is ready for delivery, notwithstanding the fact that Customer may be unable to receive or provide suitable storage space for any such partial delivery. In such an event, TFS may store such portion of the equipment, goods or material ready for shipment at Customer's risk and expense.

(7) The amount of any past, present or future occupation, sales, use, service, excise or other similar tax which TFS shall be liable for, either on its own behalf or on behalf of Customer, or otherwise, with respect to any equipment, goods, material or service covered by this proposal, shall be in addition to the prices set forth herein and shall be paid by Customer.

(8) The Customer agrees to provide access to the covered systems to be serviced; provide ladders, lifts, and any other equipment necessary for TFS to access the covered systems to be serviced; supply suitable electrical service; provide a safe work environment; to make payments as provided in this Agreement

(9) Disputes. **Any dispute between Contractor and Owner arising out of or relating to this Agreement or the breach thereof, shall first be subject to mediation. In the event mediation is unsuccessful, said dispute shall be decided by arbitration.** If not otherwise agreed, arbitration shall be conducted by the American Arbitration Association under its commercial construction rules. Owner waives its right to participate in any class action suits or claims against Contractor. Should Contractor prevail in any affirmative claim, or successfully defend against Owner's claims, Contractor shall be entitled to its attorney's fees and all other costs incurred therein. The arbitrator's award shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof.

(10) This Agreement will begin on the Agreement Date indicated on the front page and continue for an initial term of one (1) year, and continue thereafter from year to year unless terminated. The Customer or TFS may terminate this Agreement at the end of any service year by giving thirty (30) days written notice to the other party.

(11) Customer agrees to pay TFS all the sums due under this proposal in accordance with the terms specified. Customer hereby grants a security interest to TFS in all equipment, goods and material described on the reverse side of this Agreement as security for the indebtedness created hereunder and any other indebtedness due TFS by Customer. On default of any payment by Customer to TFS, and at TFS's option, the entire balance shall become immediately due and payable and TFS shall have the right to foreclose and resell the said equipment, goods and material in accordance with the Provisions of the Texas Business and Commerce Code (Uniform Commercial Code) at public or private sale.

(12) Changed Scope. Owner is entitled to order changes to the work consisting of alterations in, additions to, or omissions from the agreed-upon scope, and Owner authorizes Contractor to adjust the Contract price accordingly. Contractor reserves the right to perform any changed or additional work with Owner's verbal instruction, but shall not be required to perform any such work without written authorization.

(13) Pricing is valid for only 30 days from the date of the attached quote. Please call for a revised quote if older than 30 days.

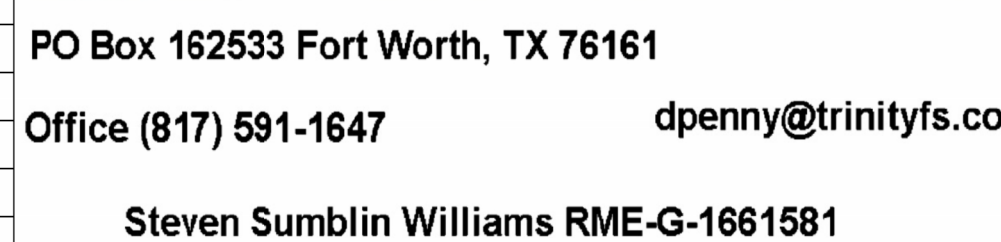
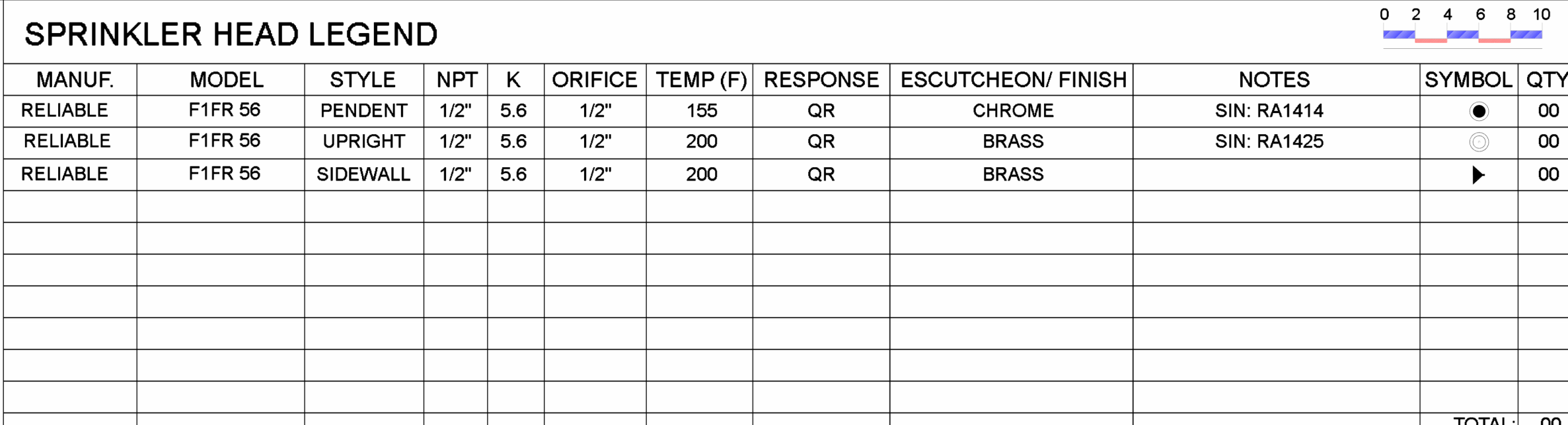
(14) All Terms are NET 30 days unless otherwise stated. Payable in US dollars. MasterCard and Visa credit payments are taken.

(15) **Warning:** Despite frequent testing, and due to, but not limited to, any or all of the following; criminal tampering, electrical or communications disruption, it is possible for the system to fail to perform as expected. TFS does not represent that the product or system will prevent any personal injury or property loss by burglary, robbery, fire, or otherwise and does not guarantee that these events will not occur. Consequently, TFS shall have no liability for any personal injury, property damage, or other loss based on a claim that the product or the serviced systems failed to give warning. Therefore the customers should take any and all precautions for his or her safety including, but not limited to, fleeing the premises and calling police or fire department, in order to mitigate the possibilities of harm and or damage.

Terms and conditions of the purchase order or contract shall be subject to review. Final agreement to terms shall be by written agreement between the purchaser/contractor and TFS and be based on a contract in like nature to a standard AIA subcontract document and shall reference this proposal.



| Hydraulic Information          |                                                                  |
|--------------------------------|------------------------------------------------------------------|
| OCCUPANCY CLASSIFICATION       | Light Hazard                                                     |
| DENSITY (gpm/ft <sup>2</sup> ) | 0.10 for 1500.00ft <sup>2</sup> (Actual 1556.51ft <sup>2</sup> ) |
| TOTAL HOSE STREAMS             | 100.00                                                           |
| TOTAL HEADS FLOWING            | 21                                                               |
| K-FACTOR                       | 5.6                                                              |
| TOTAL WATER REQUIRED           | 513.55                                                           |
| TOTAL PRESSURE REQUIRED        | 44.151                                                           |
| BASE OF RISER (gpm)            | 513.55                                                           |
| BASE OF RISER (psi)            | 44.151                                                           |
| SAFETY MARGIN (psi)            | +23.829 (35.1%)                                                  |



RME Signature: \_\_\_\_\_  
 Printed RME Name: \_\_\_\_\_  
 RME#: \_\_\_\_\_ Exp: \_\_\_\_\_  
 New ☐ Addition ☐ Alteration ☐

[illegible]

DRAWING NAME:  
**FIRE SPRINKLER PLAN LVL 01 & LVL 02**

115 N. ELM ST.  
DENTON, TX 76201

|           |              |
|-----------|--------------|
| SCALE:    | 1/8" = 1'-0" |
| DRAWN BY: | C.V.         |
| DATE:     | 09.25.2025   |
| DRAWING:  | FP-01        |



**115-116 N. Elm**  
**Fine Arts Theater Denton, LLC**  
**Fire Suppression**  
**Downtown Reinvestment Grant**



**115-116 N. Elm**  
**Fine Arts Theater Denton, LLC**  
**Fire Suppression**  
**Downtown Reinvestment Grant**

