

Rec'd 12/19/23  
C. Davis

### Downtown Reinvestment Grant Program Application

Please return completed the application with necessary attachments and signatures to the Economic Development Department office at 401 N. Elm St., Denton, Texas. If you have any application questions, please contact the Economic Development Department at 940-349-7776.

Applicant Name	Peter A. Leptuch P.C.	Date	12/17/23
Business Name	Little D Property Group, LLC		
Mailing Address	104-106 West Oak Street Denton, TX 76201		
Contact Phone	940 735-5127	Email Address	pleptuch@yahoo.com
Building Owner (if different from applicant)	Same		
Historical/Current Building Name	McNeill Building		
Project Site/Address	104-106 West Oak Street Denton, TX		

use this

Type of Work: (check all that apply)

- |   |   |
|---|---|
| <input type="checkbox"/> Paint Only                   | <input type="checkbox"/> Awnings                            |
| <input type="checkbox"/> Signage                      | <input type="checkbox"/> Impact Fees                        |
| <input type="checkbox"/> Utility Upgrades             | <input type="checkbox"/> Interior/Code Improvements         |
| <input type="checkbox"/> Facade & Building Renovation | <input checked="" type="checkbox"/> Fire Suppression System |

Details of planned improvements relating to grant request (attach additional information if necessary).

The planned improvement is to install a new fire suppression (sprinkler) system. None is currently installed.

How will this project benefit Downtown?

*This renovation will protect an unprotected portion of the square from fire.*

Legal Description of the property:

Project Categories	Estimated Costs	Grant Requested
Facade/Building Rehab		
Awnings		
Signs		
Impact Fees		
Utility Upgrades		
Interior/Code Improvements		
Fire Suppression System	<del>\$48K</del> \$115K	\$50 K
Totals		

TOTAL COST OF PROPOSED PROJECT


\$ \$115K

TOTAL GRANT REQUEST

(May not exceed 50% of TOTAL COST up to \$50,000)

\$ \$50K

*Attach all required color samples of paint, awning/canopy, sign design, etc., as well as photographs of building's exterior facade, roof and foundation.*

  
Applicant's Signature

12/17/23  
Date

## 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.)

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*Business/Organization Name*

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*Applicant's Signature*

*Printed Name*

*Date*

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*Building Owner's Signature (if different from applicant)*

*Printed Name*

*Date*

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This section is to be completed by Economic Development staff.

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*Date considered by DEDC*

*Recommendation*

*Staff Signature*

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*Date considered by TIRZ #1 Board*

*Recommendation*

*Staff Signature*

---

*Date considered by City Council*

*Approval*

*Staff Signature*



**GOLDEN TRIANGLE FIRE PROTECTION, INC.**  
5000 ENERGY PLACE, BUILDING 300A • DENTON, TX 76207  
PHONE (940) 243-0929 • FAX (940) 380-4029  
**PROPOSAL**

PROPOSAL SUBMITTED TO		DATE
Contractor	Attention	November 8, 2023
Peter Leptuch, P.E.	Peter Leptuch	Job Name
Mailing Address		Old McNeil's Building
		Job Address
		104-106 W Oak Street, Denton TX
Phone: 940-735-5127	Cell:	Email: <a href="mailto:pleptuch@yahoo.com">pleptuch@yahoo.com</a>

We are pleased to submit specifications and estimates for:

**Fire Sprinkler:** Installation of one wet fire sprinkler system throughout McNeils space. Includes fire sprinkler design and permit.  
**Fire Sprinkler Base Bid: \$63,246.08**

**Fire Alarm:** Install one Fire Alarm System in McNeils space. All dedicated circuit electrical wiring is excluded and done by others. Single/multiple station smoke detectors and CO Detectors excluded and done by others. Includes fire alarm design and permit.

**Fire Alarm Base Bid: \$34,130.59**

**Fire Alarm Monitoring:** Fire Alarm Monitoring – Billed Annually – \$680 per panel.

**Fire Alarm Monitoring Base Bid: \$680.00**

**Fire Line Underground:** Labor and Material to install approximately 3' of fire sprinkler underground from property line to inside McNeils space.

**Fire Line Underground Bid: \$15,475.01**

All work to meet City of Denton Fire Marshall's Office and NFPA requirements. Underground excludes tap and waterline outside of property line. Excludes Duct Detectors and voice evacuation. Contractor to provide PDF's and CAD files for design.

**EXCLUSIONS:**

<input checked="" type="checkbox"/> Line voltage-wiring	<input type="checkbox"/> Fire Alarms	<input checked="" type="checkbox"/> Approval, other than City of Denton
<input checked="" type="checkbox"/> Off-site trash and spots removal	<input checked="" type="checkbox"/> Impact fees – water	<input checked="" type="checkbox"/> Bond Fees
<input checked="" type="checkbox"/> Painting of pipe	<input checked="" type="checkbox"/> Adequate water	<input type="checkbox"/> Underground
<input checked="" type="checkbox"/> Concrete work of any nature	<input checked="" type="checkbox"/> Premium time	<input type="checkbox"/> Fire Alarm Monitoring

All material is guaranteed to be specified. 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 contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurances. Our workers are fully covered by Workmen's Compensation Insurance. It is agreed that in arriving at the above prices for labor and materials it is contemplated by the parties that the same will be paid to the order of GOLDEN TRIANGLE FIRE PROTECTION, INC. at its place of business in Denton, Texas, promptly as provided herein. In the event same is not paid, you agree to pay interest at the highest lawful rate on same amount from its due date. In the event the same is collected through suit or through an Attorney, the Probate Court or Bankruptcy Court, you agree to pay a reasonable attorney's fee thereon.

We hereby propose to furnish labor and materials complete in accordance with the above specifications, for the sum of: see breakout above with payment to be made as follows: 30 days from invoice date.

This proposal is predicated on the following conditions:

1. Ample water is available from city water supply to properly serve this sprinkler system without the use of additional pumps.
2. The structural and mechanical design of the building is addressed to the possibility of freeze damage to sprinklers, and sufficient heat is provided by other than Golden Triangle Fire Protection, Inc. to prevent such freeze damage.
3. That proper and continuing maintenance is provided by owner to insure against freeze damage. Golden Triangle Fire Protection, Inc. will not be responsible for damage to building or contents caused by freeze damage to sprinkler systems.

\$113,532

Performance Bond	<input type="checkbox"/> is	<input checked="" type="checkbox"/> not	included	Building Assumed to be Heated	by Owner	
Underground Supply	<input type="checkbox"/> is	<input checked="" type="checkbox"/> not	included	Pro-Rata Changes	<input type="checkbox"/> Applicable	<input checked="" type="checkbox"/> Not Applicable
Painting of Pipe	<input type="checkbox"/> is	<input checked="" type="checkbox"/> not	included	Spacing per Head	N/A	
City Connection	<input type="checkbox"/> is	<input checked="" type="checkbox"/> not	included	Type of System	<input type="checkbox"/> WET	Storage Height
Approving Authority	Denton County				<input type="checkbox"/> DRY	

Authorized Signature: Stephen M. Nack

Stephen M. Nack

**NOTE: This proposal may be withdrawn by us if not accepted within 30 days.**

If the above price and conditions meet with your approval, please execute below and return one copy to this office.

Accepted by: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_



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|---|---|

Details of planned improvements relating to grant request (attach additional information if necessary).

The planned improvements include upgrades to plumbing, mechanical and electrical systems. Additionally, the buildings exterior is to be restored to become a contributing building to the Denton Courthouse Square Historic District.

The exterior rear will be repainted/repared with a close-matching brick by a qualified brickmason. The front facade will be removed. The windows will be kept (restored). The upstairs windows will be provided with awnings, where approved by appropriate parties.

How will this project benefit Downtown?

The 2nd floor of this building was previously used as sales floor for JC Penney Corp from 1925-1964, but has sat vacant since then. This remodel will convert the upper level to an office space for a Denton-based business. The building's new owner is in talks to leasing downstairs to a long-time Denton business (retail/mercantile). All planned work is to be high quality.

Legal Description of the property:

Project Categories	Estimated Costs	Grant Requested
Facade/Building Rehab	\$108,200	\$50,000
Awnings	\$14,500	
Signs	\$15,000	
Impact Fees	\$0	
Utility Upgrades	\$220,000	
Interior/Code Improvements	\$436,000	
Fire Suppression System	(separate)	(separate)
Totals	\$863,000	\$50,000

TOTAL COST OF PROPOSED PROJECT

Tax & Cost Overruns \* 1.25%

TOTAL GRANT REQUEST

(May not exceed 50% of TOTAL COST up to \$50,000)

\$ 1078,269 \*

\$ 50,000

Attach all required color samples of paint, awning/canopy, sign design, etc., as well as photographs of building's exterior facade, roof and foundation.

\* These numbers are preliminary. Bids will be available from the G.C. in January sometime.

Applicant's Signature

Date

12/19/23



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Little D Property Group, LLC.

*Business Organization Name*



*Applicant's Signature*

Peter A. Leptuch, P.E. 12/19/23

*Printed Name*

*Date*

Same

*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*



## McNeill Building Renovation

## Bids &amp; Budget

12/8/2023

	already paid from cashflow.	price (preferred bid) scheduled
Preliminary Meeting with City (estimated permit fees)		
pick up keys 11/16	\$0	\$0
space is vacated by previous tenant 12/02		
TV package - 4 TVs delivered on 12/2. 3 installed on 12/2, one left boxed for upstairs	\$3,200	

Façade / Building Repair		
Demo Permit - City of Denton webiste	\$471	
Rear Repointing / Brick Repair (actual bid)	\$27,300	
Front Demo of Concrete Slipcover - asbestos (demo phase 3)	\$18,000	
New openings for toilet room exhaust lovers, dryer vents and plumbing vents	\$3,000	
demo phase 1 - asbestos, plaster & millwork (bid rec'd)	\$15,850	
brickwork - interior - clean up edges of stucco - guess	\$3,000	
demo phase 2 - asbestos, 1st floor tile - guess was \$16K. Bid Received.	\$17,500	
Storefront Repointing / Brick Repair (estimate based on back of building brick work.	\$20,000	
Historic Denton - Tax Incentive Application Preparation	\$3,000	\$108,121
Awnings - estimate for storefront		\$14,500
Signs - estimate for future tenant		\$15,000
Impact fees - assuming no increases in meter sizes, tbd	\$0	
Utility Upgrades (including M, E and P systems)		
update security system - phase 1	\$4,500	
Architectural design (bid rec'd)	\$16,850	
MEP Engineering bid (including lighting design)	\$18,000	
Structural Engineering (minor)	\$4,000	
update security system - phase 1	\$4,500	
MEP Permit Fee - City of Denton webiste	\$3,024	
Building Permit Fee - City of Denton webiste	\$20,670	

Bid for HVAC Equipment \$88K for gas, \$98K for heat pumps (bid rec'd 12/7).	\$88,000	
HVAC installation	\$45,000	
Tenant vertical life	\$15,000	
IT package - server, routers, wifi, etc.	\$4,000	
IT package - setup \$125/hr. estimated 100 hours per contractor	\$12,500	
CAT 6 drops, \$125 each, 70 drops, per contractor	\$8,750	\$244,794
Interior & Code Improvements		
The portion below by General Contractor		
interior painting - walls and tin ceiling - guess	\$28,000	
1st and second floor - MEP & partition walls, glass, etc. - guess	\$70,000	
1st and second floors - refinish wood floors. - \$4 psf - oak st house was \$3 psf	\$46,000	
clean-up and prep for move-in - 1st floor	\$2,000	
clean-up and prep for move-in - 2nd floor	\$1,000	
window restoration - new glass (reproduction wavy) - estimate based on OSH	\$1,200	
window - re-rope, remove overspray, get operable, patch and repair - guess	\$4,000	
Estimate for new gas piping to RTUs	\$4,000	
Lighting Package - new fixtures	\$80,000	
Electrical Systems - guess / budget #	\$60,000	
Plumbing Systems - guess / budget # (4 new restrooms, kitchenette)	\$45,000	
ADA / Egress / Panic Hardware	\$10,000	
Kitchen - guess / budget #	\$12,000	
tile work - restrooms - guess / budget #	\$28,000	
Tenant vertical life	\$15,000	
Change Orders	\$30,000	\$436,200
GC profit and overhead	\$43,620	
Misc Owner Expenses		
Furniture Package	\$20,000	
Moving Expense	\$4,000	
Termination of lease	\$20,000	\$44,000
sprinkler system (bid rec'd)	\$63,246	
underground fire sprinkler system (bid rec'd)	\$15,475	
fire alarm system - probably not needed (bid rec'd)	\$34,131	

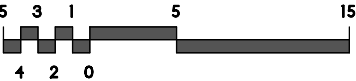
Estimate Subtotal	\$876,735	\$862,615
Remodel Tax (labor) estimated		\$43,131
Cost Overruns	\$172,523	\$172,523
Total		\$1,078,269





**Front Elevation**

Scale: 1/8" = 1'-0"



**Back Elevation**

Scale: 1/8" = 1'-0"

