



Façade Improvement Matching Grant Program Application

I APPLICANT INFORMATION

- A. Applicant Name/Property Owner: LAUREN ISAACSON
- B. Business name: 22THIRTY PROPERTIES, LLC
- C. Mailing address: 1540 Keller Parkway Ste 108 #430 Keller, TX 76248
- D. Street address: 804 Keller Parkway Keller, TX 76248
- E. Telephone: (432) 889-3724 Fax: NA E-mail: 22THIRTY.PROPERTIES@gmail.com

II PROPERTY AND PROJECT DESCRIPTION

- A. Address/location of property to be considered for the City of Keller Façade Improvement Matching Grant Program:

804 Keller Parkway Keller, TX 76248

- B. Grant Request

1. Total Project Cost: \$ \$116,116.00

2. Eligible Grant Request (50% of total project cost up to \$5,000): \$ 5,000

- C. Project Description – (Describe what improvements will be made to the existing structure)

Installation of new Doors and windows

- Black Metal Doors with satin glass
- Fixed Picture windows
 - Black vinyl Finish (exterior)
 - White vinyl Finish (interior)
 - LOE glass

D. Project Overview

I, the applicant, verify that I have completed the following items in order to be considered for the City of Keller Façade Improvement Matching Grant. I understand that the grant will be processed if all items below are not met.

- ✓ Two cost proposals for each façade improvement. Example: two proposals for painting, two proposals for signage work, two proposals for lighting, etc.
- ✓ A 'Statement of Contractor's Qualification' is included with each cost proposal.
- ✓ One of the cost proposals for each façade improvement is from a business located within the City limits of Keller, when applicable. If a Keller business is not available for an improvement an written explanation needs to be provided.
- ✓ Exterior photos of the building before any improvements have been made.
- ✓ Rendering or written description of the façade improvements including proposed color palette.
- ✓ The proposed façade improvements have not been completed prior to City Council consideration.

DISCLAIMER

I acknowledge that I understand the terms of the City of Keller Façade Improvement Matching Grant Program, and it is my intent to meet the specified terms of this application if approved (50% of the Façade Project cost/Maximum of \$5,000). I understand further that this project is approved for grant reimbursement only in strict accordance with the approved plans that are attached to this application and hereby made part of this agreement. I further understand that change orders on the work in progress require approval by the City of Keller City Council and that failure to comply with this agreement may jeopardize receipt of grant funds.

Ramon Praesen
Applicant Signature

10.13.19
Date

Property Owner Signature (if different from applicant)

Date

Window Design

Fixed Picture Windows
 Exterior: Black Vinyl Finish
 Interior: White Vinyl Finish
 LOE Glass



[1]



[2]



[2]



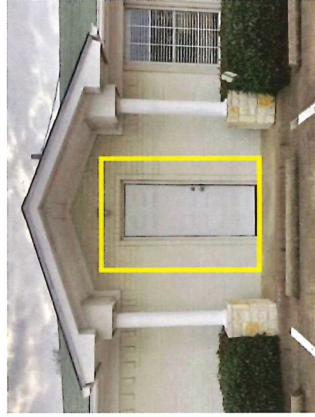
[2]

Door Design

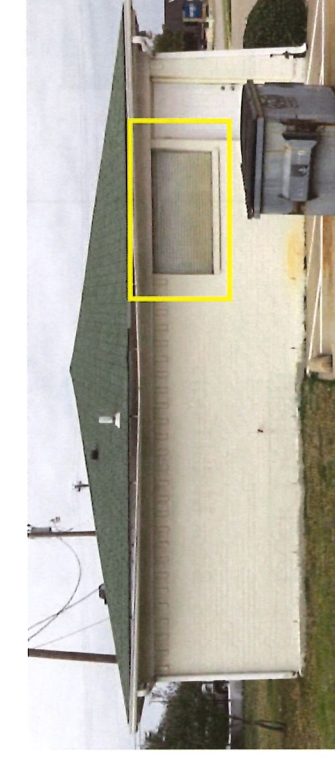
Black Metal Doors
 Satin Glass

CUSTOMER: 804 Keller play door 3 DATE: 8/10/19 SPECIFICATIONS: SWING: ☐ IN ☒ OUT COLOR: Back GLASS SIZE AND TYPE: 5/8 clear over satin JAMB: 5" GAP: SPECIAL INSTRUCTIONS: sit on slab AUTHORIZATION:	80 3/4 33 1/2 48 inch long 1 1/2" x 1 1/2" pull made and out 1 1/2" Built in Threshold THRESH (SIZE OF THRESH AND DIMENSIONS REQUIRED): 2x2 83 35 3/4
CUSTOMER: 804 Keller play door 1 DATE: 8/10/19 SPECIFICATIONS: SWING: ☐ IN ☒ OUT COLOR: Back GLASS SIZE AND TYPE: 5/8 clear over satin JAMB: 5" GAP: SPECIAL INSTRUCTIONS: set 54 as existing AUTHORIZATION:	81 37 1/2 48 inch long 1 1/2" x 1 1/2" pull made and out 1 1/2" Built in Threshold THRESH (SIZE OF THRESH AND DIMENSIONS REQUIRED): 2x2 89 3/4 39 3/4
CUSTOMER: 804 Keller play door 2 DATE: 8/10/19 SPECIFICATIONS: SWING: ☐ IN ☒ OUT COLOR: Back GLASS SIZE AND TYPE: 5/8 clear over satin JAMB: 4 1/2" GAP: 1 1/2" SPECIAL INSTRUCTIONS: AUTHORIZATION:	81 33 1/4 48 inch long 1 1/2" x 1 1/2" pull made and out 1 1/2" Built in Threshold THRESH (SIZE OF THRESH AND DIMENSIONS REQUIRED): 1 1/2 x 3 81 1/2 36
CUSTOMER: 804 Keller play door 4 DATE: 8/10/19 SPECIFICATIONS: SWING: ☐ IN ☒ OUT COLOR: Back GLASS SIZE AND TYPE: 5/8 clear over satin JAMB: 5" GAP: SPECIAL INSTRUCTIONS: AUTHORIZATION:	81 33 1/2 48 inch long 1 1/2" x 1 1/2" pull made and out 1 1/2" Built in Threshold THRESH (SIZE OF THRESH AND DIMENSIONS REQUIRED): 2x2 82 1/2 36

BEFORE: PROPERTY DOORS



BEFORE: PROPERTY WINDOWS





Contractor Qualification Form

This is a sample form that may be used for the City of Keller Façade Improvement Matching Grant Program for the City of Keller, Texas. Contractors may use their own qualifications form in lieu of this sample form.

Date: 6/14/19

Fed ID# or SS#: 46-4326215

1. Business name and complete mailing address for bidding forms and purchase orders:

Adoring Designs
Po Box 815
Keller, TX 76248

2. Mailing address for payments (if different from above):

same

3. Type of Organization (check one):

☐	Individual
☐	Partnership
☐	Non Profit Organization
☒	Corporation
☒	Incorporated under the laws of the State of Texas
☐	Other

4. Provide contact information for all company financial officers/CEO's/etc. or owners:

Larry McCaskey 817-995-4225

5. How long has your company been in business as a contractor?

14 years

6. How long has your company been doing business under the current name?

14 years

7. Under what other names has your business operated?

None

8. Person authorized in your company to sign bids, offers, and/or contacts:

Name	Position	Phone/Fax
Mike Plumlee	- sales	817-881-3354
Larry McCaskey	- owner	817-995-4225

9. Person to contact for bids and quotes:

Name	Position	Phone/Fax
Mike Plumlee		817-881-3354
Larry McCaskey		817-995-4225

10. Type of business:

Door & windows

11. Has your company ever failed to complete an awarded contract?

If yes, please explain the circumstances and how the situation was resolved:

No

Signature:



Date:

6/14/19



www.AdooringDesigns.com

Mike Plumlee

Mike@AdooringDesigns.com

main 817-745-0522

cell 817-881-3356

fax 1-866-264-9147

Mailing: P.O. box 815 Keller, TX 76244

Physical: 108 E. Hill Street, Keller TX 76248

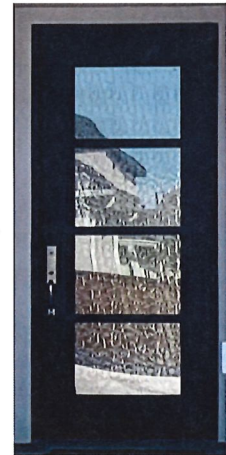
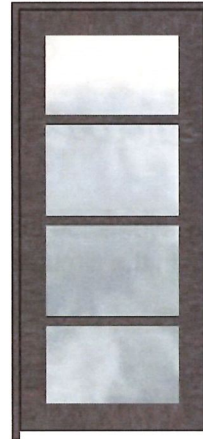
Bonded & Insured
"Limited" Lifetime Iron Door Warranty
"Limited" Lifetime Window Warranty

ASK ABOUT OUR 12 MONTH NO INTEREST FINANCING

Customer Information	
Date	6/1/2019
Name	Lauren Isaacson
Address	804 keller pkwy
Email	22thirty_properties@gmail.com
Home	
Mobile	
Lead Source/Interests	
Door Specifications	
Swing	Out Left Right
Jamb	
Finish	Black
Glass	Satin
Floor	Tile
Handle	Pull and deadbolt
Brick Work Req'd	No enter specs here
Inside Trim Req'd	No enter specs here
Outside Trim Req'd	No enter specs here
Pricing	
Door 1	\$3,331.00 front entry
Door 2	\$2,997.00 interior
Door 3	\$2,993.00 front side
Door 4	\$2,993.00 Back door
Windows	\$4,815.00 MI 3500 series, Black exterior, LoE 366 /argon
	Installed
Additional Items	
Total	\$17,129.00
Deposit	\$8,564.50 DEPOSIT DUE UPON ORDER
Final Payment	\$8,564.50 PAID AT COMPLETION or ASK ABOUT PAYMENT OPTIONS

Unit Width: 32.25 18.19661458 Sq.Ft.
Unit Height: 81.25 \$2,693.10

Design Sketch with Measurements, Notes:



Customer Authorization

Date

Leadtime from order to installation is approximately 8 weeks

12 MONTH FINANCING OPTION: Minimum purchase of \$2000.00 required for all purchases. 33% minimum deposit payment required upon contracted date on all purchases paid to Adooring Designs. You may inquire about a 12 month no interest 100% financing option for your project as well. Not valid with other offers or prior purchases. 10 minute over-the-phone credit approval required for financing options. Financing is subject to change without notice. Minimum payments may be required but no financing charges will be assessed if, 1. Balance is paid in full within loan term 2. If minimum monthly payments applicable, then the payments on account paid when due. To apply credit for financing please follow instructions provided by your Adooring Designs representative.

CANCELLATION TERMS OR CHANGES: Customer has right to cancel up to three days after contracted date. After three days from contracted date, Adooring Designs reserves the right not to refund any an all payments.

EXCLUSIONS: Quote includes the following installation work to be performed in a workmanlike manner according to the specifications agreed: The installation of the new iron entry, stairs, windows or lighting. The installation of matching trim around the iron door on the outside (if necessary). For iron doors, tight seal of the new door, threshold and glass frame with application of appropriate weatherstrip. For windows, the windows will be caulked inside and sealed outside, all stickers will be removed. Removal and disposal of all trash and existing entry. House and porch will be broom cleaned. Changes or other related items additional to the above will result in additional charges applied to the final balance.

IRON DOOR "LIMITED" LIFETIME WARRANTY: Adooring Designs warrants iron doors against structural defects for lifetime on ironwork and welds as long as you own the home where the door has been installed. The lifetime warranty does not apply to the finish or ancillary components included in the door. Adooring Designs warrants the finish for 5 years and will repair or replace, at Adooring Designs' sole discretion, all the door. This warranty begins on the date of order as noted on the contract. All warranties are null and void if installation is not performed by Adooring Designs personnel or Adooring Designs certified sub-contractors. All product finishes may age relative to exposure such as fading or discoloration and this is not covered by the finish warranty. The finish is warranted against flaking or peeling for 5 years. All Adooring Designs iron components are hand crafted and some designs may dictate that slight variances occur to preserve strength and rhythm. Adooring Designs reserves the right to make minor design adjustments in the spirit of this strength and rhythm. All products manufactured by Adooring Designs are "one of a kind" and as such may contain slight variations in color and design from any samples and drawings presented. There may also be slight variations in form and functionality of the product that may be different from any product inspected or viewed by customer. Adooring Designs does not consider such "variations" to be defects, but rather a natural characteristic of the product that enhances its value and defines it as "one of a kind". Such "variations" include but are not limited to hardware positioning, smoothness of edges on the ornamental iron designs, scale and positioning of scroll work on the actual door compared to the approved drawing. Patterned glass may have "variation" due to manufacturing process. Adooring Designs does not consider such "variations" to be defects but rather natural characteristic of the manufacturing process of the glass. Adooring Designs warrants the double pane glass from moisture penetration and fogging as a result of normal operation for a period of 5 years. Glass that is scratched or damaged as a result of pets or foreign objects is not covered under this warranty. Scratches identified in glass after the installation is performed are not covered. Damages caused by accident, misuse, abuse or improper installation are not covered by this warranty. This warranty does not cover decorative iron pieces including shutters or iron inserts. This warranty does not cover damage caused by paint, acid, or other chemicals or adhesives being applied to the door. Labor or maintenance such as adjustments are not covered under this warranty. Locksets, hardware and other door components are covered under the conditions of each respective manufacturer's warranties. Service charges may be applied to any repair or replacement of any components on the door. Important Note: Cleaning the door with tap water or pressure washing the door voids warranty. Please discuss proper cleaning techniques with Adooring Designs installation representatives. Adooring Designs reserves to right to change or make revisions the published warranty at any time. If there is a discrepancy from published warranty and the warranty on the contract, the warranty on the contract shall be the governing document. If a signed contract cannot be provided by the customer, the warranty is null and void. The customer has the sole responsibility of providing the contract for warranty purposes. Business with Adooring Designs is subject to the Terms and Conditions found on our website www.AdooringDesigns.com.

WINDOW WARRANTY: All limited lifetime window warranties provided by the respective window manufacture. Adooring Designs is not liable for manufacturers warranty for materials. Adooring Designs may provide you the manufacturer's warranty upon request. Adooring Designs warrants labor on window installation for a period of 12 months from contract date.

IRON DOOR MAINTENANCE: The iron door should be cleaned using wd40 sprayed directly on the metal surface and wiped off with a soft sponge. The hinges may be greased or sprayed with wd40. To clean glass, unlock glass thumb latches and clean with common glass cleaner. When the glass frame is open, be sure to check the rubber weather seal to insure all is in good condition and seated properly to iron door. BE SURE TO CLOSE GLASS LATCHES ALL THE WAY NOT TO ALLOW WATER TO PENETRATE WEATHERSEAL. If you have any daylight evident under the door you may need to raise the adjustable threshold using a phillips screw driver. Turn the screws counter clockwise to raise the threshold and clockwise to lower the threshold. If your iron door has a commercial closer then obtain wrench to make adjustments to the closer. Season changes often bring different wind directions, therefore it is recommended to check door speed and automatic closers as necessary.



Customer Name:

Address:

Phone:

Fax:

Customer Information:

Project Name: 804 Keller Pkwy

Quote Name: Lauren Isaacson

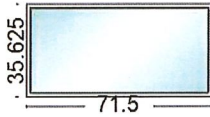
Quote Number: 2618440

Order Date: Quote Not Ordered

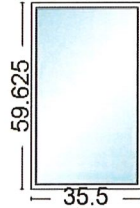
PO Number:

Comments:

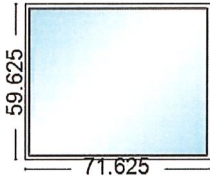
RO size for Flange is for standard 1x buck with precast sill. Please contact your supplier for other Flange opening RO's.

ITEM & SIZES	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 100-1	Series	
Quantity: 1	3500,MI,71.5x35.625,Vinyl;FNLS;BLACK,White;IG,	
RO Size: 72" X 36.125"	CLR,HP	
Unit Size: 71.5" X 35.625"	LOE,ARG,DSB	
Location: None Assigned		
		Unit Price: \$659.79
		Extended Price: \$659.79

3500 Picture Window - Fixed - CustomCustom

ITEM & SIZES	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 200-1	Series	
Quantity: 2	3500,MI,35.5x59.625,Vinyl;FNLS;BLACK,White;IG,	
RO Size: 36" X 60.125"	CLR,HP	
Unit Size: 35.5" X 59.625"	LOE,ARG,DSB	
Location: None Assigned		
		Unit Price: \$571.51
		Extended Price: \$1,143.02

3500 Picture Window - Fixed - CustomCustom

ITEM & SIZES	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 300-1	Series	
Quantity: 2	3500,MI,71.625x59.625,Vinyl;FNLS;BLACK,White;IG,	
RO Size: 72.125" X 60.125"	CLR,HP	
Unit Size: 71.625" X 59.625"	HPLOE,ARG,DSB	
Location: None Assigned		
		Unit Price: \$901.87
		Extended Price: \$1,803.74

3500 Picture Window - Fixed - CustomCustom

ITEM & SIZES	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 400-1	Series	
Quantity: 2	3500,MI,11.5x59.625,Vinyl;FNLS;BLACK,White;IG,	
RO Size: 12" X 60.125"	CLR,HP	
Unit Size: 11.5" X 59.625"	LOE,ARG,FLTMP,DSB	
Location: None Assigned		
		Unit Price: \$420.85
		Extended Price: \$841.70

3500 Picture Window - Fixed - CustomCustom

Sub Total:	\$4,448.25
Freight:	\$0.00
Labor:	\$0.00
Sales Tax:	\$366.98
Total Order Price:	\$4,815.23

Accepted By: _____ Please Print Name
Signature: _____
Date: _____

Quoted by: Larry McCaskey
Adorning Designs

Pages: 2 of 2

Print Date: 6/3/2019 9:58:50 PM

Contractor Form

Date: 6-25-19

Fed ID# or SS#: 83-1436800

1. Business name and complete mailing address for bidding and purchase orders:

The Glass Guru of Southlake
2211 E. Continental Blvd. #190
Southlake TX 76092

2. Mailing address for payments (if different from above):

SAME

3. Type of Organization (check one):

- ☐ Individual
☐ Partnership
☐ Non Profit Organization
☒ Corporation S.CORP
☐ Incorporation under the laws of the State of Texas
☐ Other

4. Provide contact information for all company financial officers/CEO's/etc./ or Owners:

Kyle Hansen - owner
Kyle.h@theglassguru.com / 817-424-3500 office / 817-908-8373 cell

5. How long has your company been in business as a contractor?

October 1, 2018

6. How long has your company been doing business under the current name?

October 1, 2018

7. Under what other names has your business operated?

None

8. Person authorized in your company to sign bids, offers, and/or contracts:

Name/Position: Kyle Hansen / owner

Phone/Fax: 817-424-3500

Rose Godard / Residential Manager

9. Person to contact for bids and quotes:

Name/Position: Kyle Hansen / owner

Phone/Fax: 817-424-3500

10. Type of Business:

Glass Glazing Residential & Commercial

11. Has your company ever failed to complete an awarded contract? NO

If yes, please explain the circumstances and how the situation was resolved:

Signature:

Kyle Hansen

Date:

6-25-19



The Glass Guru of Southlake, TX

2211 E. Continental Blvd. Suite #190 Southlake, TX 76092

Phone (817) 424 3500

Email southlake@theglassguru.com

Web www.theglassguru.com/Southlake

Estimate
#EST 967

Address:

22 Thirty Properties
804 Keller Parkway
Keller, TX 76248
Phone: (432) 889 3724
22thirty.properties@gmail.com

Date: 6/20/2019 **Estimator:** Yellow Phone

Arrival Time: 2:35 PM **Contact:** 22 Thirty Properties

Summary MEAS. STOREFRONT GLASS

Item	Description	Qty	Amount
Insulated Glass	6 IGU's	6.00	\$1,866.00
Insulated Glass Product	Size (WxH): 34 x 58 the Glass Type: annealed Color: RLE/clear OA: 7/16 Breakdown: dsb Spacer: mill Grids: NONE Detail: out glz metal stops.	6.00	
Glass Installation	Techs:	6.00	
Insulated Glass	2 IGU's Tempered	2.00	\$342.00
Insulated Glass Product	Size (WxH): 10 x 58 Glass Type: Tempered Color: RLE/clear OA: 7/16 Breakdown: dsb Spacer: mill Grids: NONE Detail: out glz metal stops.	2.00	
Glass Installation	Techs:	2.00	
Insulated Glass	Single IGU	1.00	\$501.00
Insulated Glass Product	Size (WxH): 71-1/8 x 35-1/8 Glass Type: annealed Color: RLE/clear OA: 7/16 Breakdown: dsb Spacer: mill Grids: NONE Detail: out glz metal stops.	1.00	
Glass Installation	Techs:	1.00	
Commercial Door	Storefront door	3.00	\$6,000.00
Commercial Door Product	Size (WxH): 3070 Type: aluminum Manufacturer: CRL Model: Color: Bronze Handing: Jamb: continuous jam Hardware: Closer: Detail:	3.00	
Door Installation	Techs:	3.00	
Subtotal			\$8,709.00
Tax			\$672.71
Total			\$9,381.71

Payment Date	Type	CC/Check Number	Amount
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Total \$0.00

The above quote is valid for 30 days. Final balance is due in full upon completion of the service. Once service is scheduled, please give 24 hours notice if you need to reschedule or cancel. Appointments rescheduled within 24 hours will be subject to a \$75 fee. Cancellations will be subject to the cost of any materials ordered plus \$75.

Notes:

MEASUREMENTS:

6- 7/16" OA 34"x 58" clr/RLE

2- 7/16" OA 10"x 58" clr/RLE/Tmp

1- 7/16" OA 71 1/8"x 35 1/8" clear/RLE

All in metal stops

I hereby accept this quote for the products/services as specified above and agree to pay in full upon completion. **Customer Signature**

Date

6/25/2019



Photos Before



GENERAL DISCLAIMER

The Glass Guru of Southlake, TX ("Franchisee") is independently owned and operated.
Please contact Franchisee directly for warranty claims or service.

Unless otherwise stated, Franchisee offers a one year workmanship warranty on installations performed by Franchisee employees or contractors. Additional warranties may be offered by the product manufacturer and may be provided upon request.

To protect your property, we encourage you to remove window coverings, furniture, wall hangings and other personal belongings from areas leading to, and immediately surrounding, where work will be performed. Franchisee will not be responsible for damage to personal property that has not been removed from these areas. To ensure proper scheduling of your service, please advise our office if you will require assistance with removal and replacement of these items when placing your order. Depending on the amount of additional employee time required, there may be an additional charge for this service.

In some cases, a window's trim (glazing bead/stop) or other components may have become weak and/or brittle due to exposure, or may be overly adhered to the window glass or frame. While we take great care in the removal and replacement of these parts, damage may be unavoidable. Unless otherwise indicated on this quote, the replacement of these parts is not included. If replacement is required, Franchisee will supply the replacement parts for an additional cost. Exact match parts may or may not be available.

MOISTURE REMOVAL SERVICE DISCLAIMER *(For all Foggy Window Repair estimates):*

The Glass Guru® Moisture Removal System cannot be applied to glass units or doors made with tempered glass. While less than 1% of tempered glass is not marked, as it is required by law to be marked, Franchisee takes every reasonable precaution to identify tempered glass units prior to service. Franchisee is not responsible for the rare breakage of unmarked tempered glass.

*Please allow twelve (12) weeks for glass unit(s) to fully dry after The Glass Guru Moisture Removal System is installed. The System is warranted for 10 years.

SCRATCH & STAIN REMOVAL DISCLAIMER *(For all Scratch Removal or Water Stain Removal estimates):*

Glass units quoted for scratch and/or stain removal are damaged to the point that the damage cannot be adequately removed with conventional cleaning products or methods. Franchisee utilizes advanced restoration products and methods to restore glass and there is no guarantee that Franchisee will be able to restore the glass to like new condition. In some cases, despite our best attempts, the glass may appear worse. I also understand that there is a possibility of minor to severe distortion of the glass and sometimes even breakage.

Understanding these risks, I hereby authorize Franchisee to attempt to restore the damaged glass quoted. I agree not to make any claim against Franchisee and indemnify Franchisee from any liability arising from or in connection with the restoration of the glass units.

SHOWER ENCLOSURES DISCLAIMER:

Installation of shower enclosures generally require holes to be drilled through tile and/or stone surface for proper fastening. Franchisee will not be liable for cracking, chipping, or breakage of these materials that may occur during, or after, the installation process. The strength of these materials (e.g. tile, stone, etc.) are largely determined by type of material, degree of adhesion to the substrate material, and the existence of naturally and/or unnaturally occurring fissures in the materials. Additionally, Franchisee is not responsible for stains or discoloring that may be visible on tile, stone, or other surface(s) before or after removal of existing shower enclosures.