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PO Box 1448 Crested Butte, CO 81224  
970-209-5392

*Proposal*

*for*

***Snowcrest Condominiums***

***Hot Tub Replacement***

*revised 8.3.17*

Date	revised 8.3.17	
Hot Tub Replacement		
<b>SUMMARY</b>		
	<b>Repair Description</b>	<b>Total Cost</b>
00	Supervision and General Conditions	\$ 2,900.00
01	Hot Tub Replacement	\$ 58,008.22
	<b>Total</b>	<b>\$ 60,908.22</b>

- Notes:
- 1) This estimate is based on direction provided from InterGroup Architects, Grean Benton with C.B Lodging and site inspections conducted by Pinnacle Construction and Roofing, Inc.
  - 2) This estimate incorporates industry standard construction repair and project costs extended by unit counts, or as lump sum estimates, for locations and/or general categories of the repairs. The term "Unit" as used herein does not denote unit pricing.
  - 3) Construction repairs shall be performed in accordance with all applicable building codes, and in accordance with OSHA Safety and Health Standards for the Construction Industry (29 CFR Part 1926).
  - 4) Open Items to be performed on a Time and Material basis or as a lump sum Change Order upon full evaluation of repairs required.
  - 5) Allowance items are for scope that needs further specification or for unknown quantity. Allowances will be accounted for with an add or deduct change order at the completion of the line item. Supporting documentation may include a detailed cost report and log of hours to be billed at Pinnacle's construction rates.
  - 6) Should additional information or currently unknown conditions be discovered and made available, Pinnacle Construction, Inc. retains the right to revise and supplement this estimate accordingly.

Date		revised 8.3.17		
01		Hot Tub Replacement		
Type Scope of work here				
	Repair Description	Repair Quantity	Unit Type	Total Cost
1.1	<b>Demo/Excavation Work</b>			
a.	Remove and demo as needed old hot tub, decking material under hot tub, existing railings, entry gate and haul off and dispose. Remove upper fencing as needed and haul off and dispose of rest. An allowance of \$1400.00 labor and material is included for any framing alterations/supports/reinforcements to existing wood deck framing that is to remain.	1	ls	\$ 7,263.36
b.	Demo, cut, haul off existing railroad ties. Excavate for new hot tub and cut back hillside for granite rock retaining wall. Remove and haul off existing sitting bench and hillside material (dirt/rock). Over excavate for new wall drain system. Cut down and haul off two trees for construction access.	1	ls	\$ 9,687.65
2.2	<b>Concrete Retaining Wall/Back Fill Work</b>			
a.	Provide material, labor and equipment to slope and grade to nothing (zero) on hot tub side. <b>OPTION #1:</b> Provide material, labor, and equipment for rock wall with 3'-0" granite rocks with fabric and wash rock behind in back fill to prevent deterioration of the wall add \$5,940.50. <b>OPTION #2:</b> Provide material, labor, and equipment for concrete footer and retaining wall add \$9500.00.	1	ls	\$ 4,062.24
b.	Install drain system (French drain) behind retaining wall with perforated pipe at the top of the footer with 3/4 inch rock approx. 6-8" thick covering pipe. Back fill remaining wall with dirt in lifts and compact. Grade area to match existing area and prep for re-landscaping. Provide material, labor, and equipment to pour new concrete pad for hot tub.	1	ls	\$ 6,274.41
2.3	<b>Decking Work</b>			
a.	An Allowance of \$7200.00 to provide labor and trex material for new deck. Install trex decking (standard stock color tbd) to metal brackets attached to concrete wall per provided engineering assembly attachment and design. Pinnacle reserves the right to update and provide new cost figures based on design if new cost plus 10% exceed allowance.	1	ls	\$ 7,920.00
b.	Allowance of \$7000.00 to provide material and labor to reinforce trex decking with framing material (pressure treated wood). Actual reinforcement requirements to be provided after demo by engineer. Additional reinforcement cost will be billed at time and material. Pinnacle reserves the right to update and provide new cost figures based on design if new cost plus 10% exceed allowance.	1	ls	\$ 7,700.00
2.4	<b>Fencing and Gate Work</b>			
a.	Provide material and labor to install approx. 60 lineal feet of Home Depot Weatherables classic 42" square textured black exterior railing and new entry gate. For cable style railing and same gate add-\$2000.00.	1	ls	\$ 7,356.96
2.5	<b>Landscaping Work</b>			
a.	Provide material and labor to prep area for re-landscaping. Complete final grade.	1	ls	\$ 1,575.35
b.	Provide material, labor, and equipment to purchase and install Home Depot Weatherables classic 42" square textured black ext. railing at upper area, clean up site and parking lot, and haul off heavy equipment.	1	ls	\$ 6,168.25
01	<b>Type Scope of work here</b>	<b>TOTAL</b>		<b>\$ 58,008.22</b>

NOT INCLUDED @ THIS TIME  
RVL

51,839.97

Approved  
RVL

SNOWCROST THERMOMOR

8/4/17

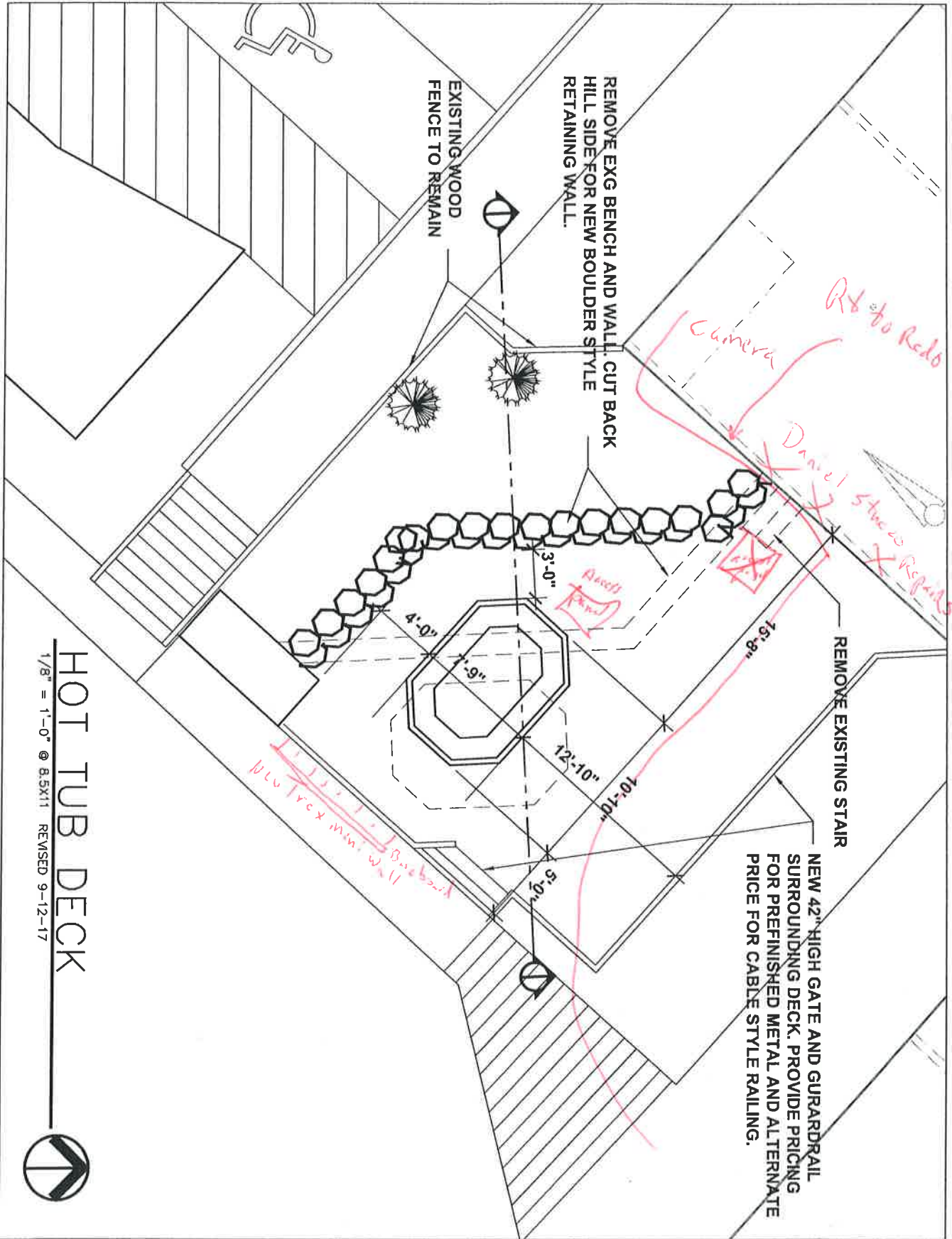
Date		revised 8.3.17		
Hot Tub Replacement				
00	Supervision and General Conditions			
	Repair Description	Quantity	Unit Type	Total Cost
0.1	General Supervision			
0.1.1	Oversee job and be available for consulting with homeowner, engineers and city officials.			
a.	Superintendent to manage day to day activities, progress of work, coordinate deliveries, subcontractors and required inspections.	1	ls	Included
0.2	Site Prep and Work			
0.2.1	Site setup and coordination of equipment deliveries. Includes mobilization, safety issues, conveniences and other items required to commence and effectively complete project.			
a.	Mobilization - Continuing transportation costs for delivering supplies, men and equipment, including travel time, through the course of project work.	1	ls	\$ 950.00
b.	General daily cleanup and end-of-project clean-up, Dumpsters and haul off of demo and debris for duration of project.	1	ls	Included
c.	Temporary Construction Site Fence-provide, put up, and maintain orange construction fencing perimeter around construction site. Includes required silt fencing and management for excavation.	1	ls	\$ 950.00
d.	Port-o-let toilet for duration of project.	1	mo	\$ 450.00
e.	Building Permits, Plan Review, City Tax, Excise Tax and Fire Review.	1	ls	\$ 550.00
f.	All Engineering to be Provided by HOA or Others.	1	ls	Others
<b>Subtotal</b>				<b>\$ 2,900.00</b>
<b>00</b>	<b>Supervision and General Conditions</b>	<b>TOTAL</b>	<b>\$</b>	<b>2,900.00</b>

APPROVED

*[Handwritten Signature]*

SNOWCROST  
TREASURER

8/4/17



# HOT TUB DECK

1/8" = 1'-0" @ 8.5x11 REVISED 9-12-17



## Grant Benton

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**From:** Grant Benton  
**Sent:** Wednesday, September 20, 2017 3:51 PM  
**To:** Scott Bogart; Michael Bolé; Randy Leeds; Ron Kobernik  
**Cc:** Wanda Bearth  
**Subject:** SC - Hot Tub Meeting on 9/16/2017

All:

My meeting notes below. Please let me know if I need to add, subtract or clarify.

### SC HOT TUB MEETING 9/16

Michael Bole, Grant, Randy Leeds, Scott Bogart present

1. Spoke about removing all wood fencing to the south of the hot tub and replace with metal. Pinnacle to give pricing.
2. Stucco repairs to be completed by Peak View stucco (same company that did the HOA work). Grant contacted Daniel with Peak View – they are OK to do the work when ready.
3. Access panel for under the deck will be located in a different location on the deck, and will be larger. (My notes say just to the east of the hot tub).
4. Security camera: For now the conduit will be laid and buried. Rodney will work with Scott's crew. The Board needs to tell me if they want the hot tub camera set up or just the conduit laid.
5. Michael Bole to send photos of the top 3 decking colors to the Board:
  1. Spice Rum
  2. Island Mist
  3. Havana Gold
6. Hot tub cover was moved to SC 1 garage (HOA side).

Sincerely,  
Grantly Benton

Assistant General Manager  
Colorado State Licensed Property Manager  
*Crested Butte Lodging & Property Management*

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**Office Hours:** Tuesday - Saturday from 9am to 4pm (Off Sundays and Mondays)

