

Highland Greens Lodge
Hot Tub Bid Discussion
5/20/2021 1:00 PM Mountain Time

1.Call to order: 1:04 PM Mountain Time

2. Introduction of those present and determination of quorum:

- a. **Highland Greens Lodge:** Anne Mead, Steve Piper, Bret Muller, Zephyr Wazallann
- b. **Wilderness Property Management:** Noah Orth

Important discussion on the proposed Turner Mountain Construction Hot Tub Bid

1. Bret Muller expressed his opposition to the bid in that it was too high and that he would like to see the bid be \$175,000 less. Bret started from the beginning he was for the replacement of a fiberglass tub and wood decking
2. Anne Mead reminded the board that they are doing their fiduciary duty per the governing documents and what the ownership had voted on in the past and not to think about the project as an individual owner however what would be best for the building and the members of the association.
3. Anne Mead spoke in regards to the past survey that went out and the owners had voted on one hot tub as well the board after several discussions with Colorado Pool and Designs after receiving pricing options of the hot tub material (fiberglass, stainless steel, and concrete) the board choose to have the replacement be concrete as the whole point to the project was for the hot tub be maintenance free and last the longest with minimal repairs,
4. Steve Piper stated per the bid that there was about 100,000 in contingency fees which seemed to be obsessive
5. The board talked about the current hot tub and if they went back to replace the wood decking and fiberglass tub with bids that were proposed in the past they still would be out of code. The current set up the electric is out of code and the tub does not have a water source or drain so an update is needed
6. The board discussed no matter which direction the board went that the cost for a replacement would be expensive. The board talked about having something look nice to match the building exterior or something that may not look as nice to save a few dollars.
7. Noah Orth with Wilderness stepped in to get the board back on track to go over the bid in detail to see what questions they might have to Turner Mountain Construction.
 - a. Anne Mead had asked about Reconstruction Experts were with their proposal.
 - b. Noah stated that after a conversation with them a day ago that they still needed a 2 plus week time frame to be able to submit their bid as their subcontractors were busy and it was hard to get everything together but they were doing their best.
8. Zephyr Wazallann stated that she would like to see some cost comparisons

between going with wood decking compared to concrete snowmelt, as well the difference in cost between going with a fiberglass tub compared to a fiberglass tub. Zephyr also was in agreement with trying to save money where they could as she felt that there were other parts of the building that needed to be updated and that the savings on the hot tub project could go towards those updates. Zephyr's feelings were that the design is beyond what is presently there.

9. Noah with Wilderrest stated that each of these topics that the members of the board were bringing to attention and that the board should take this time to come up with questions for Turner Mountain Construction and to set up a meeting with TMC so that these questions could be answered.
10. The board spoke about the process that was taken to get them where they were today as it was discussed all items had been agreed, board approved and paid for from the design of the architectural / structural / electrical and landscape drawings. The idea from the beginning was to have a nice looking and maintenance free hot tub and sitting area.
11. The board came up with the following questions per the bid for Turner Mountain Construction:
 - a. Labor costs - What percentage of costs are labor?
 - b. Labor costs - Can you explain each of the labor costs that you have listed as they seem fairly high? The board is trying to understand the difference between general labor, site work and excavation labor and demo labor site work totaling \$48,360
 - c. Where are areas that you can see where the association can save money?
 - d. Can you give a cost comparison of going with a fiberglass hot tub instead of a concrete hot tub
 - e. Can you give a cost comparison of going with wood decking compared to concrete
 - f. Permit Costs: is the permit that BHH filed with the Town of Breckenridge included in the bid or is what is listed in the proposal separate building permits that are required
12. The board addressed possible ways of saving on the project. Can Turner Mountain Construction review these items and see if these are areas of saving for the association
 - a. Exclude the snowmen area and install wood or composite decking (this would eliminate the second boiler as well possible steel structure costs)
 - b. Going with a fiberglass tub vs a concrete tub
 - c. Exclude the the Pergola and wall (incase the vent stack as a veneer column or siding column as a towel hanger station or post
 - d. Exclude the Fireplace
 - e. Fencing and gates cost seem high, is there a possibility of using different material?
 - f. Masonry seems high
13. The board spoke about setting up a meeting the following week to discuss these items with Turner Mountain Construction
 - a. Noah would contact TMC to set up a meeting between Tuesday and Thursday the following week
14. Noah is going to follow up with Turner Mountain Construction and schedule a meeting as well as follow up with the timing of receiving Reconstruction Experts' bid.

Meeting adjourned: 2:53 PM Mountain Time