

**Highland Greens Lodge**  
**Hot Tub Bid Discussion With Turner Mountain Construction**  
**5/25/2021 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, Zephyr Wazallann
- b. **Wilderness Property Management:** Noah Orth
- c. **Turner Mountain Construction:** Jill Turner

The board address Jill in thanking her for taking the time to meeting with them to go over and discuss the bid that Turner Mountain Construction had proposed

Discussion topics and key points listed below:

1. Jill Turner started to speak about the questions presented. She jumped around a bit however please see her comments below in red.
  - a. Labor costs - What percentage of costs are labor?
    - i. Jill mentioned that everything would be done on a cost plus basis and that general labor tends to be a placeholder or a contingency price. There is work (labor) that needs to happen which is all subject to the different parts of the project such as excavation demo, framing and so on... Jill stated that the number is more of an allowance in that the amount is a placeholder amount which could be more or less.
  - 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
    - i. Jill stated that all the labor is considered site work - The assumption that there could be more or less demo / sitework/ Excavation Demo. it is an unknown number however the number is based on what was viewed onsite as well the structure drawings that have been viewed. They have a general idea as to the amount of site labor needed. Again the number is an assumption which could be more or less.
  - c. Where are areas that you can see where the association can save money?
    - i. Jill stated that there were areas that the association could save however would be very minimal without changing the structural engineering. Going with a wood or composite decking instead of a heated concrete snowmelt area would reduce the cost.
      1. Saving on no EV charging stations, possibly eliminating structure, eliminating a second boiler. A possible redesign would have to occur by structural and mechanical and depending on if a design change would be needed you may not be doing this project until the following year.
        - a. Zephyr inquired about the possibility of going with concrete and just not heating the slab
        - b. There was a board concern of ice and slip and falls during



1. Steve asked if aluminum would be cheaper?
  2. It was also discussed to use wood posts and steep inserts
- e. Masonry seems high
  - i. Jill commented on the masonry work in that the rock work that is listed is on the surrounding exhaust fireplace wall and the hot tub surrounding. If the board were to exclude the exhaust fireplace wall then they would only have the hot tub surrounding which would be a savings of \$8,000
    1. Steve had asked Jill about the boulder wall if it would be removed. Jill stated that was another area of cost unknown. Jill stated they would be looking to bring machinery down the hill and that they may need to disassemble and then reassemble the boulder wall. Jill stated it would depend on how large of machinery would be needed. Jill also stated that per the structural plans there is a foundation wall that is to be added
- f. Material Costs
  - i. Jill had mentioned that material costs have gone up about 80% and at this time has no idea when material cost would again drop however at this time the future is hard to predict as projects are continuing
- g. Hot tub old and new bid
  - i. Anne had asked Jill to explain the difference between the old Turner Morris Bid compared to the current proposal.
    1. Jill stated that the original bid was for the replacement of decking and a fiberglass tub only. The current proposal is a brand new hot tub, surrounding and up to code mechanicals and plumbing
      - a. Anne made the comment in that the current electrical is out of code in which the hot tub had to be shut down before as well as there is no waterline or plumbing which at this time the chemicals are being sump pumped out which is a violation
- h. Board conversation after Jill existed the discussion**
  - i. The members of the board discussed where they felt the project stood. Steve mentioned that he felt the board had 3 options.
    1. Accept the bid as is proposed
    2. Take \$55,000 off to remove pergola, fireplace and exhaust wall however there would be costs associated with the exhaust column
    3. Not do the project this summer 2021 and plan for next summer 2022
  - ii. Zephyr mentioned that she would like to have a call made to the structural engineer to see if there would be a major redesign going with wood or composite and what the cost and turnaround time to do so would be.

Follow up Items:

1. Noah is going to follow up with BHH to get a status update on the building permit that was submitted to the Town of Breckenridge
2. Noah is going to follow up with Kinser insurance to see if the association would have to

increase their liability insurance dependant on what kind of decking material was used

3. Noah is going to follow up with Sunqiest Engineers to see if there would be any major structure redesign if the board chose to go with wood or composite decking instead of snowmelt
4. Noah to follow up to get an exact timeframe for a bid proposal from Reconstruction Experts

**Meeting adjourned:** 2:55 PM Mountain Time

**\*\*\*\*May 28th 2:15 PM Mountain Time Follow Up Email Board Vote Hot Tub Project**

On May 28th 2021 at 2:15 PM Mountain Time an email was directed to the board with answers to the questions asked from the May 25th discussion with Turner Mountain Construction as well all other contracted parties.

**Discussion and votes were as follows to approve the proposed hot tub project with the assessment of \$14,500 per unit.**

**Anne Mead - Yea  
Steve Piper - Yea  
Zephyr Wazallann - Nay  
Jordan Flage - Yea  
Bret Muller - Absent**