BEAVER RUN
RESORT & CONFERENCE CENTER

2017 Beaver Run Refurbishment Department Flip Packet for Homeowners

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Board Approved September 2013

SPECIFICATIONS/STANDARDS for Flipped Units:

Definition:
The Breckenridge Studio & Summit Suite unit types consists of a "flipped" floor-plan layout, whereby the original spa (bathing) room and galley kitchens are swapped: a new, larger, modern kitchen with "L" shaped counter is created where the old spa was, and a modern shower or tub/shower combo is installed where the old kitchen was - allowing all of the bathroom components to be together (toilet, vanity, bathing area).

New Unit Names:
A flipped Studio becomes a Breckenridge Studio.
A flipped Colorado Suite becomes a Summit Suite.

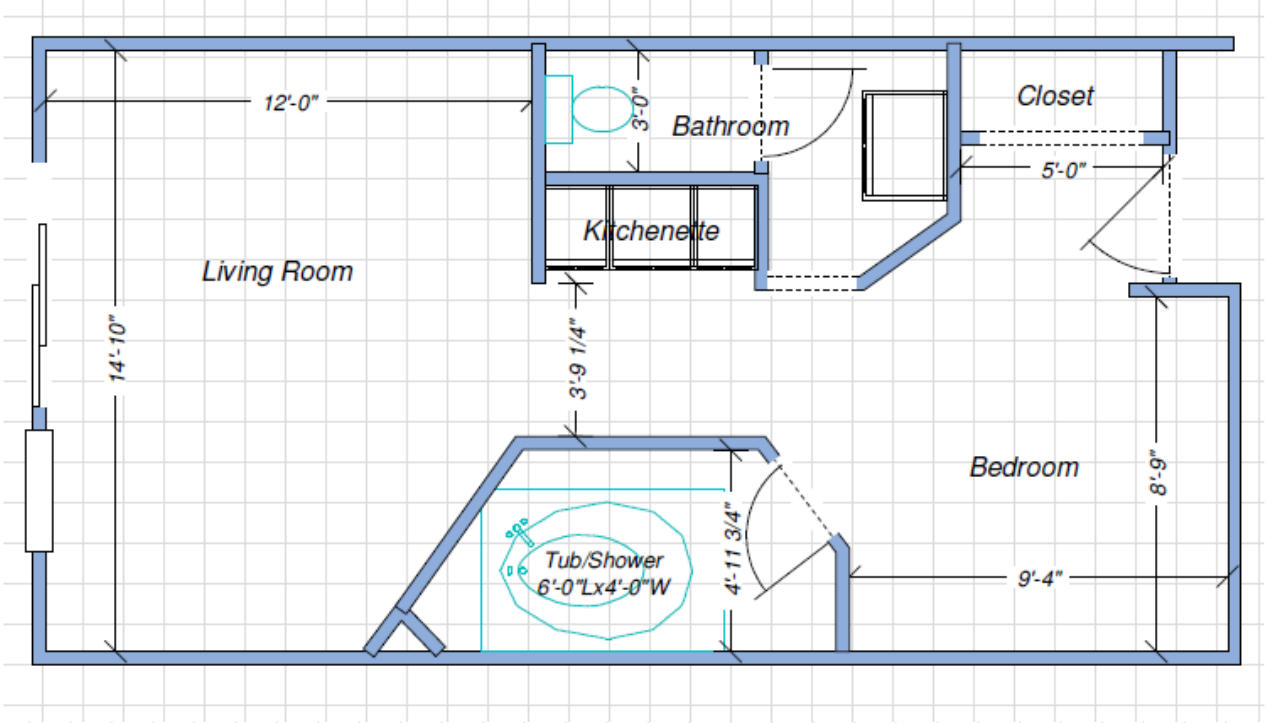
- ✓ Scoring: remodeled units must meet established scoring minimums, with no individual items scoring below a "3" upon completion of the remodel. That said, we STRONGLY recommend that no original materials be used.

- ✓ Materials, general: Sleeping areas and living areas should remain consistent in terms of ceiling finish, wall finish, flooring, etc.

- ✓ Specifications, bathroom:
  - Bathing area can be shower only or shower/tub combo
  - Tub can be air jetted or soaking tub
  - Shower must be 9 sq. ft. minimum, with a 30" minimum width
  - Grab bar required for any bathtub area

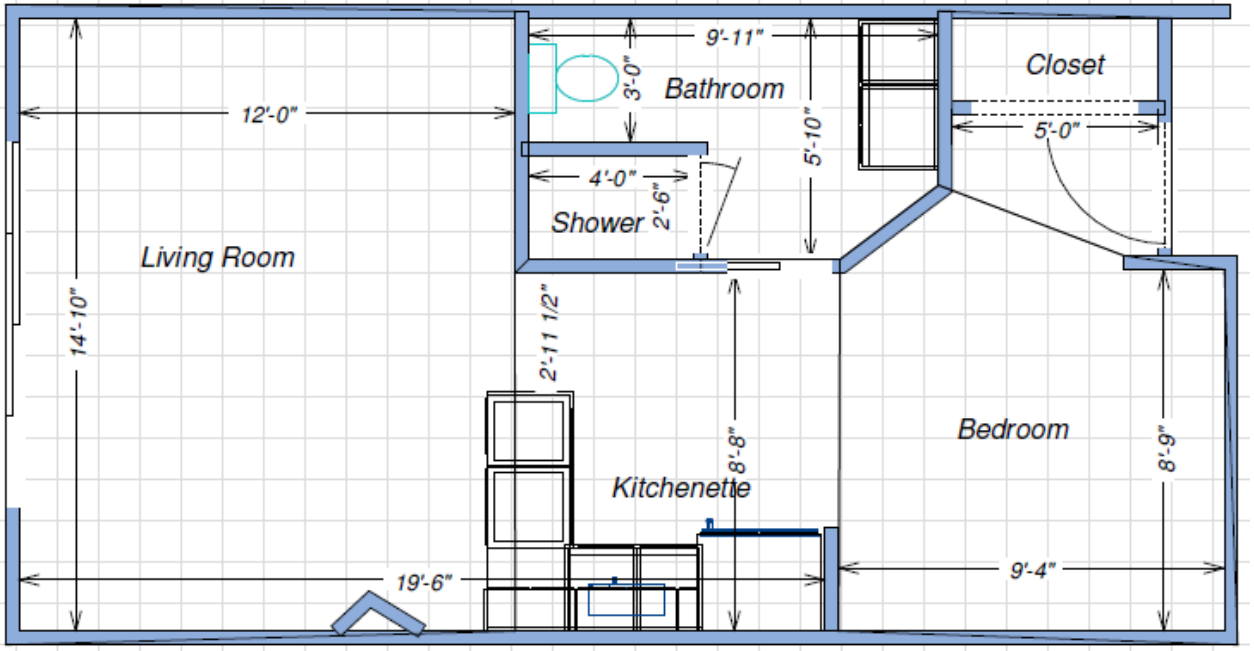
- ✓ Specifications, kitchen:
  - "L" shaped counter with optional bar seating
  - Utilize "Beaver Run Standard" appliances where possible
  - 2 burner glass cooktop, minimum
  - 16 cf fridge, 28" wide, with freezer and ice maker
  - Standard microwave (though a convection microwave is a nice upgrade)
  - 18" dishwasher, minimum
  - 16" sink width, minimum

- ✓ Deviations in floor-plans or specifications must be Board-approved



STUDIO FLOOR PLAN: (BEFORE)

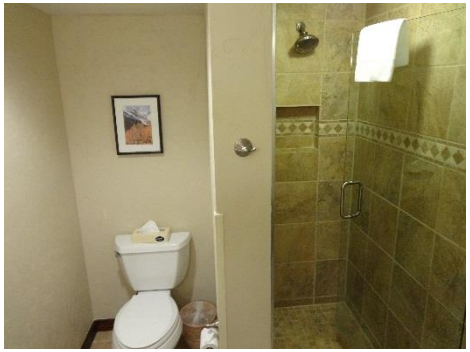
Please note that not all Studios have an identical floor plan/dimensions due to their specific location within the stack. For example, some units have balconies while others have larger living areas. Your contractor will be responsible for analyzing your specific unit and its unique needs.

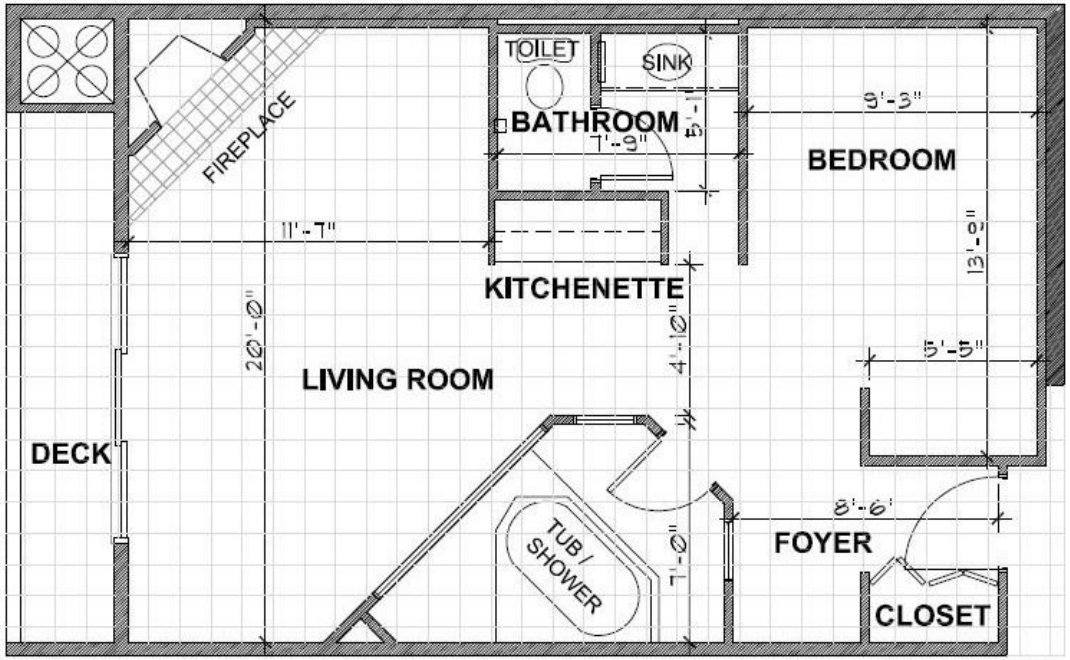


BRECKENRIDGE STUDIO FLOOR PLAN: (AFTER)

Please note that this is to be used as a guide only to display the layout of the new unit type. Your exact dimensions may vary based on the original floor plans of your unit and its location within the building as well as your selection of a shower vs. a tub in the bathroom. Your contractor will be responsible for analyzing your specific unit and its unique needs.

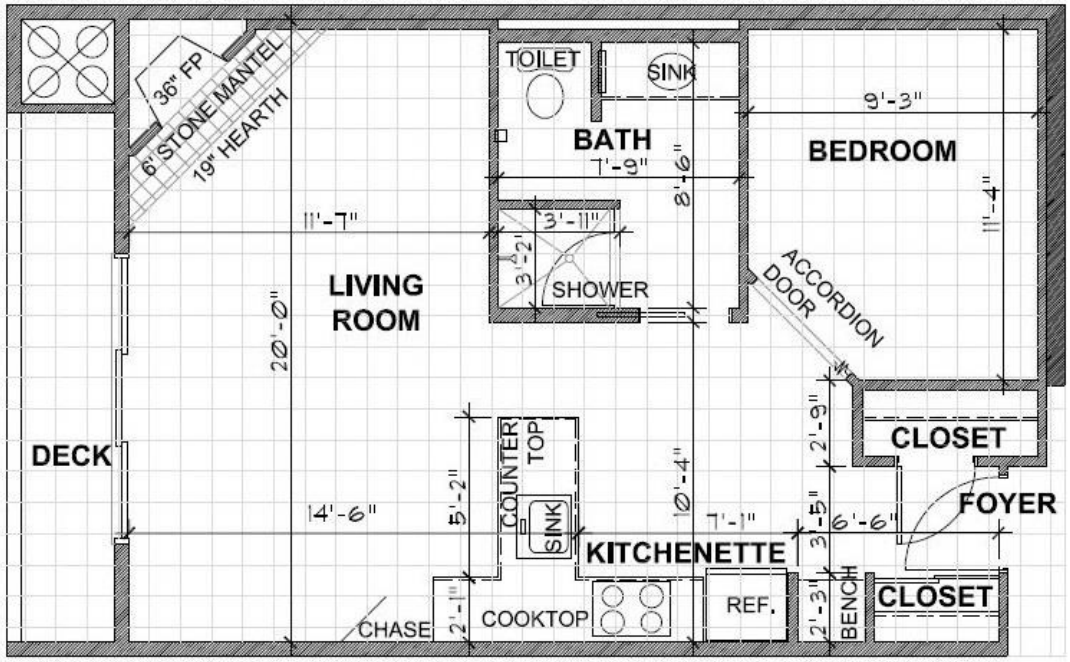
Studio becomes Breckenridge Studio





COLORADO SUITE FLOOR PLAN (BEFORE)

Please note that not all Colorado Suites have an identical floor plan/dimensions due to their specific location within the stack. Your contractor will be responsible for analyzing your specific unit and its unique needs.



SUMMIT SUITE FLOOR PLAN (AFTER)

Please note that this is to be used as a guide only to display the layout of the new unit type. Your exact dimensions may vary based on the original floor plans of your unit and its location within the building as well as your selection of a shower versus a tub in the bathroom. Your contractor will be responsible for analyzing your specific unit and its unique needs.

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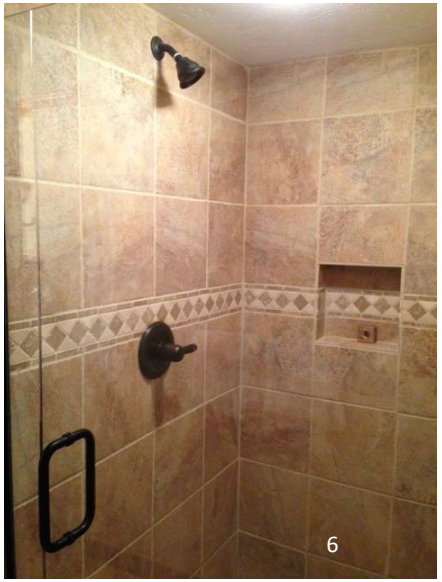
Colorado Suite becomes Summit Suite



Refurbishment Department Flip Scope of Work

Contractor Fees: general contractor fee, overhead, insurance

Permits: electrical permit, mechanical permit, plumbing permit, asbestos test

Demolition & Prep: demolition labor, dumpster/waste removal/recycling, construction preparations, moving furniture, floor coverings & furniture protection

Framing: labor, materials

Electrical: labor, fixtures (vanity light, bathroom overhead lighting, kitchen overhead lighting, entryway light, dual switched bedroom/fan light), other electrical materials

Plumbing: labor, Kohler fixtures (kitchen faucet, vanity sink faucet, tub/shower plumbing fixtures, new shut-off valves), new toilet (oval, comfort height), core drilling, access ceiling below unit, ceiling patch/paint upon completion of plumbing

Walls & Ceilings: labor, new drywall where applicable, remove popcorn ceiling, remove wallpaper, texture all walls & ceilings (smooth bathroom, skip trowel main), paint all walls & ceilings

Cabinetry & Countertops: labor & installation, new kitchen cabinets (in L-shaped configuration), new vanity cabinets, new granite countertops in kitchen with under-mount sink, new granite countertops in vanity with under-mount sink, 4” granite kitchen and vanity backsplash, new granite windowsill

Carpentry: labor, new baseboard trim, solid-core hardwood doors on bathroom & entry closet, new door trim, new window trim

Refurbishment Department Flip Scope of Work (continued)

Flooring: labor, tile kitchen floor (porcelain), tile bathroom floor (porcelain), tile entryway (porcelain), carpet in bedroom, carpet in living room & dining area

Hardware: labor & installation, cabinet & drawer knobs & pulls, doorknobs, hinges, & locks, 1 robe hook, 2 towel rings, 1x 24" towel bar, and toilet paper holder in bathrooms, framed vanity mirror, grab bar & curved shower curtain rod (if bathtub)

Appliances: installation, 2 burner glass cooktop, 16 cubic foot refrigerator, garbage disposal, convection oven microwave, dishwasher – black appliances are standard

Bathroom: new shower with custom tile shower pan, custom tile enclosure with deco, inset shelf, & glass shower door OR new soaking tub/shower combo, tile tub surround with deco, corner shelf

Fireplace: *$5000 if needed,* stacked stone from floor to ceiling, new mantel, new stone hearth, paint firebox black, new sconce lights

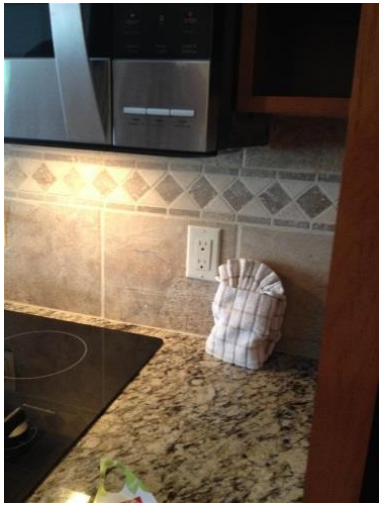
Construction Clean Up: put all furniture back in place, hang artwork, remove all trash & debris. Note, contractors clean units upon construction completion and bring all construction waste to the local landfill and pay any associated disposal fees. Beaver Run's housekeeping department conducts a more thorough clean of the unit, replaces linens, restocks the unit, etc. in order to make the unit rental ready for our guests. Housekeeping bills separately for this service.

Fire Systems (additional charges apply): labor, materials, removal, addition, and/or repositioning of sprinkler heads, smoke detectors, and sounders where code dictates

Refurbishment Department Flip Package Optional Extras

The package is a great starting point for any Flip remodel, however we understand that homeowners have their individual usage needs, style, and personality. We are happy to help you develop your ideas, customize your Flip, and realize your vision. Here are a few ideas of optional extras that owners have included in their remodels. These items and more are available through the Refurbishment Department at additional cost; prices bid on request, and charged at 10%.

- Crown molding
- Decorative kitchen backsplash
- Bar height split counter
- Custom closet
- Additional owners' storage
- Accordion door
- Air jetted tub
- Decorative shower curtain
- Teak shower bench
- New baseboard heaters
- Custom fire-rated window treatments
- Additional lighting and/or ceiling fans
- Furniture
- Area rugs
- Artwork and accessories
- New fireplace tools and log basket
- Handheld shower head
- 4 burner cooktop
- Second bathroom/WC door
- New extractor fan in WC
- Tile flooring throughout (no carpet)



Materials Selections ~ Define your look!

The following pages will help you select your options and develop the overall look and feel of your remodeled unit. Actual materials may vary. Selections will be submitted to you for final approval before commencement of the project. Finishes/materials of your choice may be substituted, i.e. different tile or granite, however, additional costs will be assessed.

Cabinetry and Doors
Knotty Alder Shaker

Or

Cabinetry and Doors
Knotty Alder Raised Panel

Cabinetry, Door & Woodwork Color

Wheat
(was 'Butterscotch')

Or

Natural

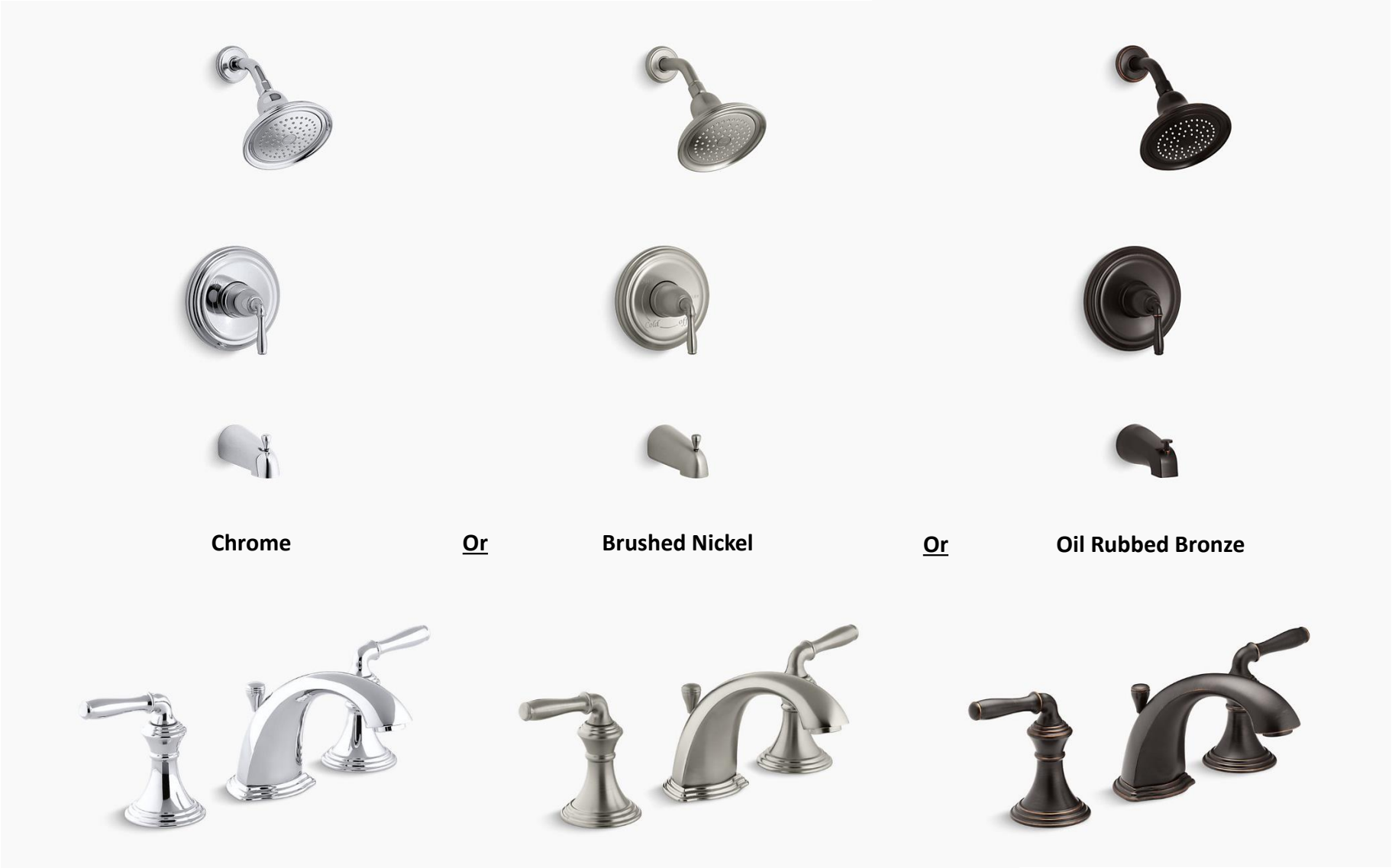
Or

Fox
(was 'Toffee')

Or

Barrel
(was 'Cappuccino')

Choice of finishes ~ actual style and materials may vary

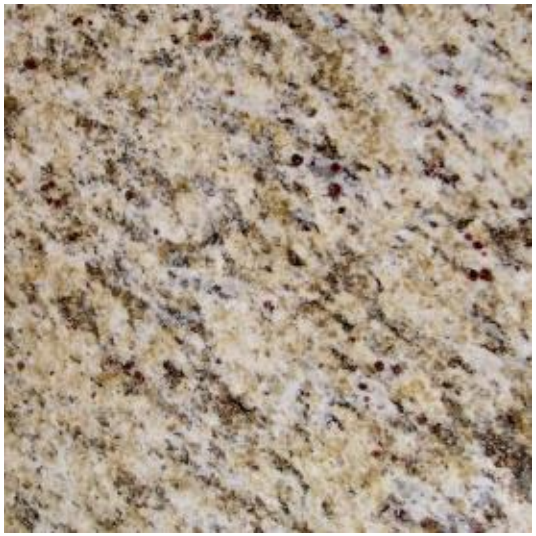


An earth toned color scheme will be used ~ Images are indicative of style ~ Actual materials may vary

Walls

Tile

Shower Pan



Granite

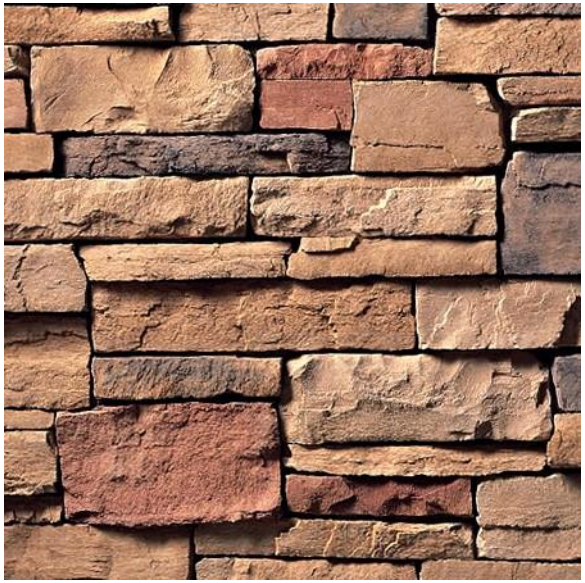
Carpet

Or

Or

Deco

Fireplace



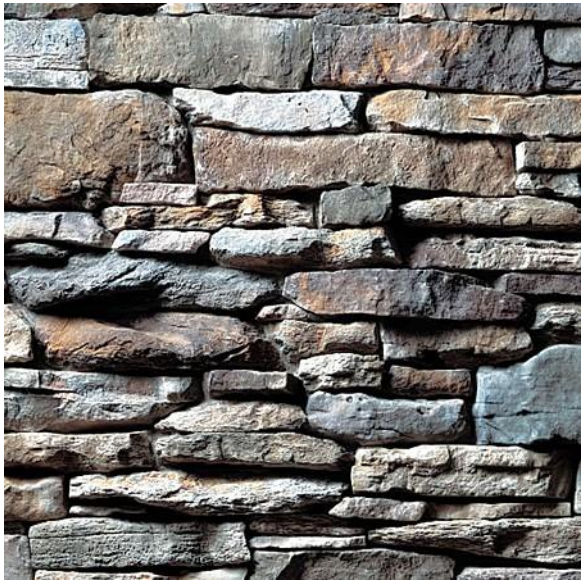
Country Ledgestone Mojave

Or

Country Ledgestone Aspen

Southern Ledgestone Echo Ridge

Or



Southern Ledgestone Bucks County

2017 Flip Prices	Studio Flip	Colorado Suite Flip *	CS Flip + Fireplace
Project Total	$51,500	$60,500	$65,500
Refurbishment Fee (8%)	$4,120	$4,840	$5,240
Grand Total	$55,620	$65,340	$70,740

* Only available where fireplace has already been remodeled

The above prices are for the 2017 Refurbishment Department Flip Packages only, and apply to projects locked in (i.e. deposit check received) **before March 1st 2017**. This includes the reduced special 8% discounted Refurbishment fee.

Any deviation in plans, materials, scope of work, etc. will require an individual bid, and will be charged at the standard 10% Refurbishment fee.

The below prices are for the 2017 Refurbishment Department Flip Packages only, and apply to projects locked in (i.e. deposit check received) **after March 1st 2017**. This includes the standard 10% Refurbishment fee.

2017 Flip Prices	Studio Flip	Colorado Suite Flip *	CS Flip + Fireplace
Project Total	$51,500	$60,500	$65,500
Refurbishment Fee (10%)	$5,150	$6,050	$6,550
Grand Total	$56,650	$66,550	$72,050

* Only available where fireplace has already been remodeled