



2018 Beaver Run Refurbishment Department Spa Packet for Homeowners

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Board Approved September 2013 (Revised November 2014)

SPECIFICATIONS/STANDARDS FOR Spa Mandate:

Scope of Work:

All spa tub rooms must be remodeled in Building 4.

STUDIOS & SUITES

- ✓ Must remove original spa tub and fixtures, all original tile
- ✓ New spa room can have shower only, tub/shower combo, or separate tub and shower (Suite)
- ✓ Owner may opt to do a “Flip” remodel, which encompasses a new bathroom.

ONE, TWO, & THREE BEDROOMS

- ✓ Must remove original spa tub and fixtures, all original tile
- ✓ New spa room can have tub only, shower only, tub/shower combo, separate tub and shower, or NO spa room at all! (The secondary shower available in these room types negates the true need for the spa room.)

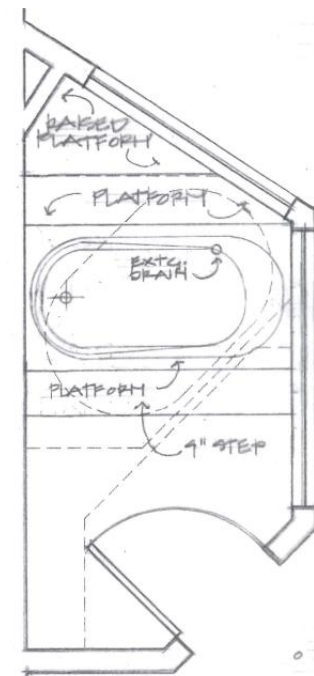
Deadlines:

STUDIOS & SUITES 12.15.17

ONE, TWO, & THREE BEDROOMS 12.15.18

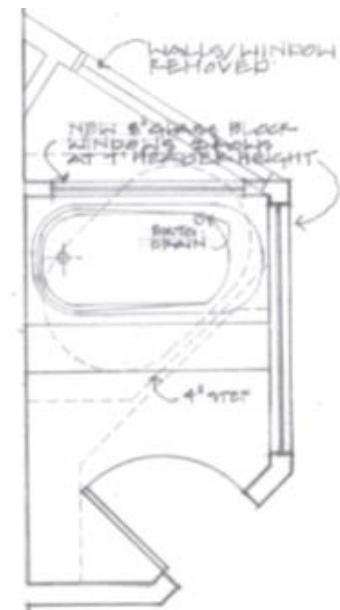
Studio Spa ~ Walls As Is

- Existing walls remain
- All spa windows removed and replaced with drywall
- New floor-to-ceiling wall tile in the shower or tub/shower area, plus deco tile band
- New floor tile
- New lighting fixtures, optimally positioned to complement new layout
- New chrome plumbing fixtures, robe hook and two towel bars
- Shower only option includes
 - Built-in tiled bench
 - Remaining walls finished in smooth texture and paint with tile halfway up the walls
 - Half glass wall, or '¾' height tiled wall
- Tub/Shower combo option includes
 - Tiled alcove shelf
 - Remaining walls finished in smooth texture and paint with tile baseboard trim
 - New curved curtain rod and grab bar



Studio Spa ~ Walls Squared Off

- Angled back wall of spa is squared off at the corner giving extra space in the living room. NOTE: New carpet may be required
- All spa windows removed and replaced with drywall
- New floor-to-ceiling wall tile in the shower or tub/shower area, plus deco tile band
- New floor tile
- New lighting fixtures, optimally positioned to complement new layout
- New chrome plumbing fixtures, robe hook and two towel bars
- Shower only option includes
 - Inset shelf
 - Remaining walls finished in smooth texture and paint with tile halfway up the walls
 - Half glass wall, or '¾' height tiled wall
- Tub/shower combo option includes
 - Corner shelf
 - Remaining walls finished in smooth texture and paint with tile baseboard trim
 - New curved curtain rod and grab bar



Notes on variance of package to floor plan and photographs

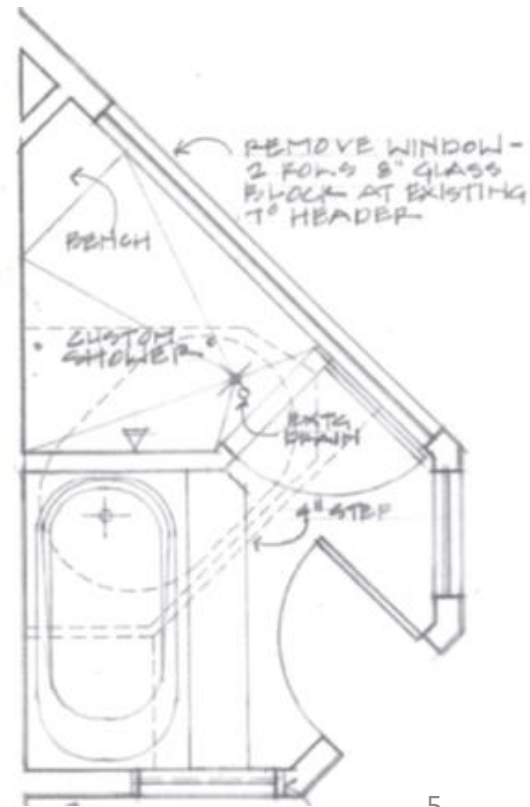
- Glass block window is not part of the package, although shown in the drawing

Colorado Suite Spa ~ Walls As Is

- Existing walls remain
- All spa windows are removed; the angled window wall is replaced with drywall, textured and painted, the smaller two windows are replaced with frosted privacy glass
- Soaking tub and separate custom walk in shower
- New floor-to-ceiling wall tile in the walk-in shower area, plus deco tile band, inset shelf, and built-in tiled bench
- New tile tub surround with deco tile band
- New floor tile
- New lighting fixtures, optimally positioned to complement new layout
- New chrome plumbing fixtures, robe hook, two towel bars & grab bar in tub area
- New smooth texture and paint in remainder of spa room with tile baseboard trim

Notes on variance of package to floor plan and photographs

- Glass block window is not part of the package, although shown in the drawing



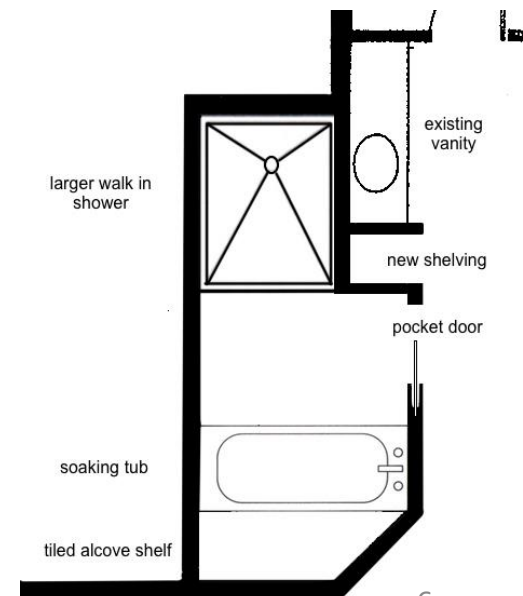
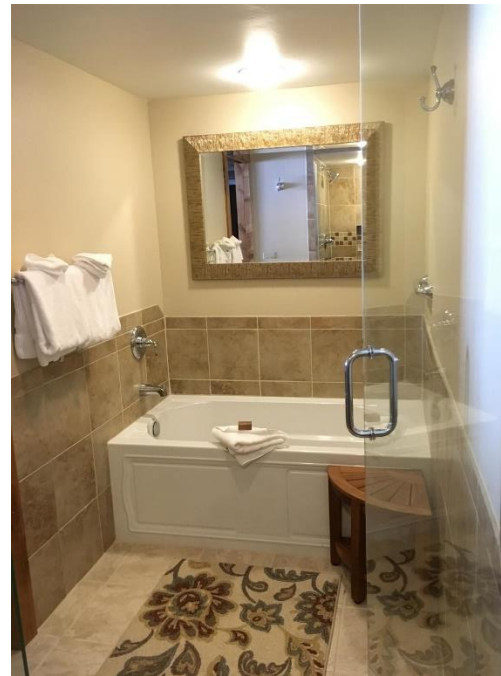
One Bedroom ~ Walls As Is

08 Stack

- Existing walls remain
- All spa windows are removed; the window walls are replaced with drywall, textured and painted
- Custom walk in shower with new floor-to-ceiling wall tile, deco tile band, inset shelf, and glass Euro door
- New floor tile
- New Soaking tub with tile surround
- Tiled alcove shelf adjacent to soaking tub
- New lighting fixtures, optimally positioned to complement new layout
- New chrome plumbing fixtures, two robe hooks, towel bar, and grab bar for tub
- Remaining walls finished in smooth texture and paint with tile halfway up the walls
- New pocket door
- Includes new custom shelving next to existing vanity

Notes on variance of package to floor plan and photographs

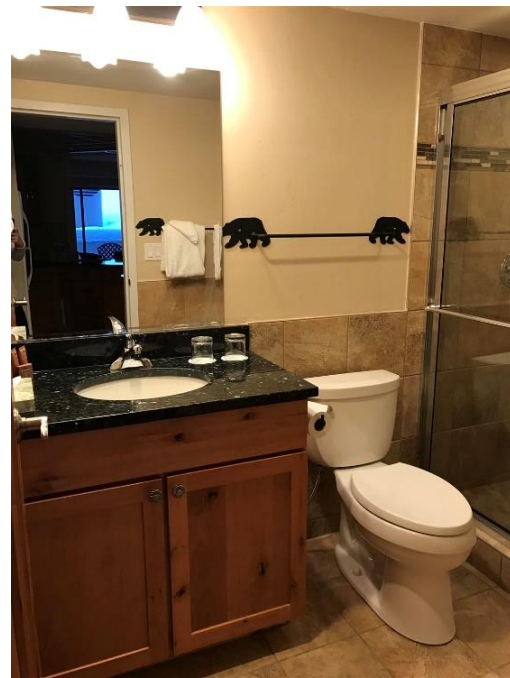
- Pictures show a squared off wall, package plan is 'wall as is' with an interior tiled alcove shelf
- Price may vary due to hallway flooring situation



One Bedroom ~ Walls As Is

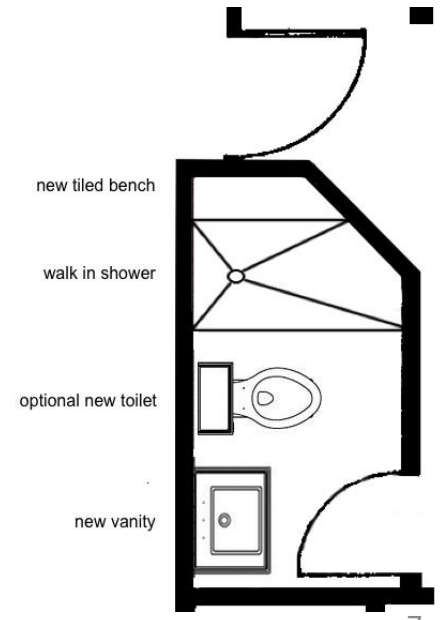
10 Stack & 37 Stack

- Existing walls remain
- All spa windows are removed; the window walls are replaced with drywall, textured and painted
- Custom walk in shower with new floor-to-ceiling wall tile, deco tile band, built-in tiled bench, and framed sliding glass doors
- New floor tile
- Remaining walls finished in smooth texture and paint with tile halfway up the walls
- New vanity cabinet with under mount sink, granite countertop, and framed mirror
- New vanity light and can lights optimally positioned to complement new layout
- New chrome plumbing fixtures, two robe hooks, towel bar, and towel ring



Notes on variance of package to floor plan and pictures

- Pictures show frosted glass, smaller, upper window for shower – can be added for extra cost
- Toilet, WC fan, and TP holder can be added at extra cost



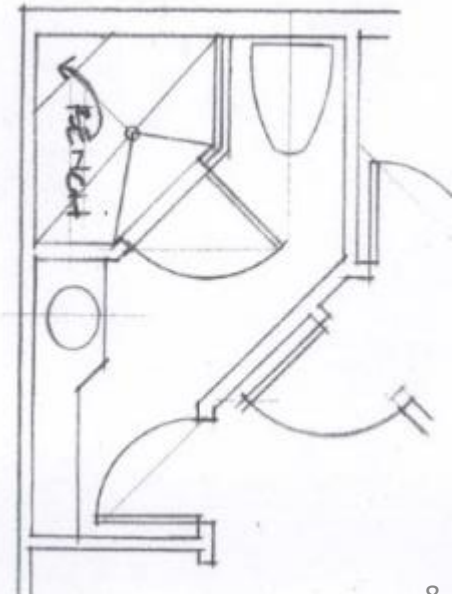
Two Bedroom ~ Walls As Is

- Existing walls remain
- Spa window is removed; the exterior window wall is replaced with drywall, textured and painted
- Custom corner shower enclosure with 1/2 tile, 1/2 glass walls (granite cap extra) and glass euro door as well as new floor-to-ceiling wall tile in the walk-in shower area, plus deco tile band, and tiled corner shelves
- New floor tile
- Remaining walls finished in smooth texture and paint with tile halfway up the walls
- New vanity cabinet with under mount sink, granite countertop, and framed mirror
- Vanity light and new can lights, optimally positioned to complement new layout
- New chrome plumbing fixtures, robe hook, two towel bars, and towel ring



Notes on variance of package to floor plan and pictures

- There is no shower bench in the package.
- Vanity will not extend along the wall
- Toilet, WC fan, and TP holder can be added at extra cost
- Tile capped half walls in shower – granite wall cap extra
- Package includes tile halfway up walls outside of shower area (not shown)



Refurbishment Department Spa Remodel Scope of Work

Contractor Fees: general contractor fee, overhead, insurance

Permits: electrical permit, plumbing permit, mechanical permit, and asbestos as required

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

Framing: labor, materials, removal and/or replacement of windows, framing for tub and/or shower enclosures

Electrical: labor, new repositioned lighting fixtures, other wiring/electrical materials

Plumbing: labor, Kohler fixtures (tub/shower plumbing fixtures, new shut-off valves), core drilling, relocate fixtures and drain, access ceiling below unit, ceiling patch/paint upon completion of plumbing

Walls & Ceilings: labor, new drywall where applicable, remove wallpaper, texture all walls & ceilings, paint all walls & ceilings

Hardware: labor & installation, robe hook and towel bars. Grab bar & curved shower curtain rod if bathtub.

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 Spa Package Optional Extras

The package is a great starting point for any Spa 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 Spa, and realize your vision. Here are a few ideas for 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%.

- Air jetted tub
- Decorative shower curtain
- Teak shower bench
- Handheld shower head and/or rain head
- Oil rubbed bronze or brushed nickel fixtures & hardware
- Decorative mirror in spas without a vanity mirror

Materials

- Our spa packages include a standard glazed porcelain floor and wall tile which features variation to imitate natural stone and blends well with any décor. Owners can choose one of three styles of coordinating deco tile bands. Images shown are indicative of style and color but actual materials may vary.
- Walls to be smooth textured paint inside spa, and skip trowel texture outside. Standard wall color Kilim Beige.
- Package fixtures will be chrome as standard. Other finishes available at extra cost; Brushed Nickel +\$100, Oil Rubbed Bronze +\$150



Walls



Shower Pan



Tile



Diamond

Or



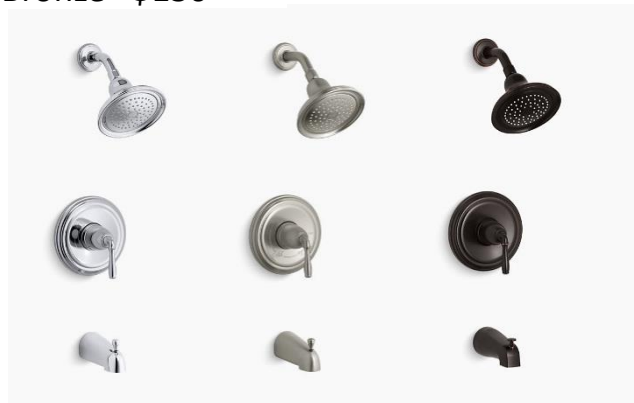
Mosaic

Or



Pebble

Deco



Chrome (standard) Or Brushed Nickel Or Oil Rubbed Bronze

2018 Refurbishment Department Spa Package Pricing

2018 Spa Prices	Studio Walls As Is	Studio Squared Off *	Colorado Suite Walls As Is	1 BR ** (37 & 10 Stack)	2 BR **	1 BR ** (08 Stack)
Project Total	\$18,870	\$20,530	\$25,810	\$28,860	\$29,970	\$31,080
Refurb' Fee (10%)	\$1,887	\$2,053	\$2,581	\$2,886	\$2,997	\$3,108
Grand Total	\$20,757	\$22,583	\$28,391	\$31,746	\$32,967	\$34,188

* New carpet throughout from \$2000 (as required)

** Toilet and WC fan can be added to package from \$7700 (plumbing dependent)

- Please respond with a deposit check by March 15th to guarantee a spot on our schedule
- Deposit is 50% for projects up to \$25k and 66% for projects \$25k+
- Any deviation in Refurbishment specified materials, plans, scope of work, etc. will require an individual bid