



Heather Gardens

METROPOLITAN DISTRICT

**HEATHER GARDENS METROPOLITAN DISTRICT
BOARD ACTION**

DATE: SEPTEMBER 19, 2024

MOTION NUMBER: 2024-9-15-3

MOTION: AUDITORIUM FLOOR REPLACEMENT

Upon the recommendation of the HGMD Clubhouse Committee, I move that the Heather Gardens Metropolitan District Board of Directors contract with Colorado Carpet and Flooring, Inc. of Castle Rock to replace the auditorium floor with 30 ml luxury vinyl plank. The project summary includes removal and disposal of the current floor, install a new subfloor, installing new cove base around the perimeter of the floor, keeping all ADA compliant. Direct supervision of the work and any sub-contractors will be provided by Colorado Carpet and Flooring. For additional details see the attached proposal. The cost to the District is \$51, 924.47 with a 10% contingency of \$5,192.45 for a total of \$57,116.92.

ECONOMIC COST TO THE DISTRICT: \$57,116.92
APPROPRIATED BY: CAPITAL EXPENDITURE - AUDITORIUM

Motion by: Robin O'Meara

Second by: Rita Effler

Rationale: The current flooring in the auditorium is on it's "last life" because there is no more material left to sand and refinish, which costs about \$5,000 to \$7,000 every 3 years. Replacing the current flooring with commercial 30 ml luxury vinyl plank will last 20 years with scheduled and appropriate maintenance according to the manufacturers' directions for the product. By doing so now, the investment in the floor will serve our residents for many years to come.

Debate: _____

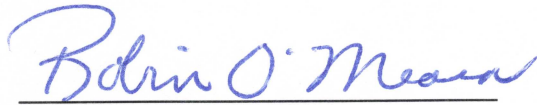
Secondary Motion to : _____

Secondary Motion by: _____ Second by: _____

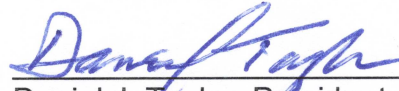
VOTE:

	Yes	No		Yes	No
Rita Effler	✓				
Eloise Laubach	✓				
Robin O'Meara	✓				
Daniel Taylor	✓				
Total	4				

The secondary motion does/does not have a majority and passes/fails.
The main motion does/does not have a majority and passes/fails.



Robin O'Meara, Secretary
HGMD Board of Directors



Daniel J. Taylor, President
HGMD Board of Directors

118 S Wilcox St Ste B
 Castle Rock, CO 80104
 (303) 872-5943
 www.coloradocarp.net

Estimate

ADDRESS	SHIP TO	ESTIMATE # 9260
Robin O'Meara	Robin O'Meara	DATE 08/13/2024
Heather Gardens	Heather Gardens	
2888 South Heather Gardens	2888 South Heather	
Way	Gardens Way	
Aurora, CO 80014	Aurora, CO 80014	

SALES REP
ADAM CLEMENTS

ACTIVITY	QTY	RATE	AMOUNT
Glue Down LVP- Club House Auditorium			
Project summary - Tear out of existing flooring. Sub floor preparation. Installation of two layers of OSB sub floor to raise height. Glue down new commercial grade luxury vinyl. Install new Cove Base around perimeter. Existing doorway transitions will be re-used.			
Philadelphia Commercial IN THE GRAIN II 30MIL color TBD (35.76sft/box)	2,753.52	3.40	9,361.97T
LokWorx Luxury Vinyl Adhesive (4 Gallon Pail - Approximately 200 sft gallon)	4	220.00	880.00T
6" Cove Base (Per LFT) - Color TBD	190	1.85	351.50T
6" Cove Base should minimize touch up painting after project completion			
Cove Base Glue	4	8.50	34.00T
Freight/Delivery Vinyl - Material Shipping to Colorado	1	300.00	300.00T
Jobsite Delivery - Materials will be delivered 24-48 hours before installation	1	200.00	200.00T
Acclimation is not necessary for luxury vinyl			
Install New Sub Floor (Materials+ Delivery + Labor)	2,496	8.25	20,592.00
This is optional but recommended			
Install 2 Layers of OSB Subfloor to Raise Floor Height Close to Original Floor Height. Layers of Subfloor Will be Glued Together and Glued to Concrete Subfloor			
** OSB Thickness TBD in Order to Raise Floor to Original Height in order to Stay Within ADA Compliance**			

ACTIVITY	QTY	RATE	AMOUNT
Install Luxury Vinyl Tile Glue Down	2,496	3.00	7,488.00
Install Cove Base (Per LFT)	190	1.50	285.00
Tear Out and Disposal of Hardwood Spring Floor	2,496	4.50	11,232.00

** This Includes of all components of existing flooring. Low voltage hearing components may include additional trades but will need evaluation once tear out begins. A contingency should be planned for this portion of the project. **

Furniture Removal/Replace NONE	0	0.00	0.00
30yd Roll Off Dumpster for Disposal	1	700.00	700.00

Dumpster will be placed on site and removed the day after project completion.

Floor Prep/Sub Floor Prep - Sanding, Grinding, Self-Leveler, Door Jamb Cuts, Sub Floor Correction, Expansion Joint Caulking, Etc	1	500.00	500.00
--	---	--------	--------

This amount is based on visible site conditions at time of estimation. Once existing materials are removed additional assessment and charges may be required to provide customer with optimal sub floor preparation for correct installation. A contingency should be planned for this portion of the project.

Credit card service fee of 3.1% will be added to all credit card transactions.	SUBTOTAL	51,924.47
Color and texture may vary slightly from sample or from dye lot to dye lot.	TAX	472.92
	TOTAL	\$52,397.39

Accepted By

Accepted Date

Hi Robin –

It was a pleasure meeting with you yesterday and I appreciate the opportunity to provide you with an estimate for your auditorium flooring project. I have attached two separate estimates for you. The first is an estimate for three different 20 mil wear layer commercial products, and the second is an estimate for a 30 mil wear layer commercial product. After speaking with my installers, the consensus was that it might be best to raise the height of the sub floor by adding two new layers in order to keep the transitions at the doorways close to their current height. This should help with any ADA compliance issues as well as eliminate tripping hazards. This would also allow us to re-use the existing transitions.

The downside to building up the sub floor is that it's quite costly to do so between materials, delivery, and installation. That portion alone would add roughly \$20k to the project. It's optional but we'd need to verify that the reduction in the height down to the new flooring without this piece will not cause potential code issues for you in the future.

I'm sure you'll have plenty of questions once you get a chance to review these and I'm happy to answer those any time. I look forward to hearing back from you and again, I appreciate the opportunity.

Regards,

Adam Clements – Vice President/Owner
Colorado Carpet and Flooring, Inc.
118 S Wilcox Street, Suite B
Castle Rock, CO 80104
(303) 519-0798 Direct
(303) 872-5943 Castle Rock Office
Email: adam@coloradocarpets.net
Website: www.coloradocarpets.net

