



Heather Gardens

METROPOLITAN DISTRICT

HEATHER GARDENS METROPOLITAN DISTRICT

BOARD ACTION

DATE: JUNE 20, 2024

MOTION NUMBER: 2024-6-20-1

RESURFACE AUDITORIUM FLOOR

MOTION: Based on the recommendation of Tyson Wyatt, president of Expressions in Flooring and the Clubs and Activities Committee, I move that the Heather Gardens Metropolitan District Board of Directors approve the refinishing of the auditorium floor to Denver Dustless in the amount of \$13,225.00 with a change order of \$1,375.00 for a total of \$14,600.00.

Motion by: Craig Baldwin

Seconded by: Eloise

Economic Cost to District: 2024 budgeted: \$13,310.00

RATIONALE: See attached information.

Debate: _____

Secondary Motion to: Eloise - Comparison of costs for different

Secondary Motion by: Rita Second by: types of flooring for auditorium

VOTE:

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

Yes	No

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

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

Daniel Taylor
Daniel J. Taylor, President
HGMD Board of Directors

Robin O'Meara
Robin O'Meara, Secretary
HGMD Board of Directors

RATIONALE. *While preparing a Request for Proposal (RFP) to replace the clubhouse auditorium floor, I sought the advice of Tyson Wyatt, president of Expressions in Flooring. Below is Mr. Wyatt's opinion.*

The wood floor that exists in the auditorium is a sprung wood floor. This means that the wood is installed over battens or "sleepers" to give the floor movement to absorb shock from athletic activity, dancing, etc. While it may be imperceptible, that floor is moving and deflecting with every step you take across it. All LVP floors are designed to be installed over substrates that meet certain criteria for structural soundness and deflection; these floors click or lock together, and while some minor movement is to be expected, big deflection in the subfloor will cause eventual failure of the LVP product. You may see a locking system failure due to excessive deflection if the new floor is installed over the existing floor. Here are some excerpts from one manufacturer regarding the installation requirements for their LVP products:

"Existing Floor Coverings – Flooring can be installed over most existing hard surface floor coverings, provided that the existing floor surface is fully adhered, clean, flat, dry, structurally sound, and free of deflection." "DO NOT install over sleeper construction subfloors or wood subfloors applied directly over concrete."

Each manufacturer has different requirements and language in their technical documents but nearly all of their floors exhibit similar characteristics. Couple the deflection of the floor with the more commercial-type traffic you get in that space and you will be disappointed with the results. If the space is to remain a multipurpose area, I would suggest looking at replacing it with like-kind which will last for many more decades to come.

Tyson Wyatt



DENVER DUSTLESS
Hardwood Flooring Specialties
 7250 Gilpin Way, Suite 100
 Denver, CO 80229
 303-650-1987

Estimate

Date
5/29/2024

Name / Address
Heather Gardens 2888 S Heather Gardens Way Aurora CO 80014

Ship To
Jon 720-974-6916 Carlos 720-974-6997

Rep
DLII

Description	Cost	Total
Sand, trowel fill and finish with one coat of clear sealer and two coats of satin commercial grade waterborne finish in following areas: Work out room (Maple flooring)	4.00	9,200.00
Option for a third coat of commercial grade satin waterborne finish.	1.00	2,300.00
Hang plastic and prep house for dust containment (please note that we can not guarantee that the tape will not pull any paint when removed, paint touch up is the responsibility of customer)	0.75	1,725.00
Authorized Signature	Total	

Phone #	Fax #
303-650-1987	303-650-1996



Hardwood Flooring Specialties
7250 Gilpin Way, Suite 100
Denver, CO 80229
303-650-1987

Estimate

Date
5/29/2024

Name / Address
Heather Gardens 2888 S Heather Gardens Way Aurora CO 80014

Ship To
Jon 720-974-6916 Carlos 720-974-6997

Rep
DLH

Description	Cost	Total
<p>Customer shall pay all invoices within terms of the date of the invoice. If payment is not received within that time period, we may impose a late fee of \$100.00. If after 30 days payment has not been received, Denver Dustless may assess eight (8) per cent simple interest on the unpaid invoice. Interest begins accruing on the invoice due date. If customer has not paid an invoice for more than 90 days, Company may refer collection of the unpaid amount to an attorney or collection agency. If Customer's unpaid invoices are referred to an attorney or collection agency, Customer shall pay all attorney's fees or collections agency fees. In the event legal action is necessary to collect the amount due for the work described Customer agrees to pay all attorney fees and court costs incurred by Denver Dustless.</p> <p>Craftsmanship and finish are guaranteed for a period of one year. Wood cracks are not warranted, this is natural process we can't control.</p> <p>Please note that the owner or builder is responsible for removal and replacement of all the furniture, electronics etc. Also note that minor paint touch, (Base re-painting if use dark stains) would be the owners or builders responsibility as well. We refer Move Masters for all your furniture removal and replacement needs at 303-893-8200 or Hediger Relocation 303-526-9105</p> <p>We do accept all major credit cards, cash or check.</p> <p>50% Deposit is Due at scheduling for all jobs \$5,000 and over or if material is delivered prior to an install</p> <p>Hoffman Brothers Hardwood Flooring in Denver/Boulder Since 1948</p>		
Authorized Signature	Total	\$13,225.00

Phone #	Fax #
303-650-1987	303-650-1996

98 Wadsworth Blvd Unit 127 PMB 182
 Lakewood, CO 80226
 Phone: 303-282-0829
 Fax: 303-282-0806

Estimate

Colorado Custom



Date	Estimate #
12/8/2023	28413

Bill To
Heather Gardens Municipal District 2888 S Heather Gardens Way Aurora, CO 80014

Ship To
Heather Gardens Municipal District 2888 S Heather Gardens Way Aurora, CO 80014

Qty	Unit	Description
211 2,417	Linft Sqft	<p>Refinish the Gymnasium Floor. The floor has been refinished several times previously, all of the dents and scratches may not be able to be removed . Remove & reinstall Rubber Cove base baseboard (Does not include replacement of pieces broken during removal) Sanding, Fill & Finish (water base) always 2 Coats</p> <p>All work bid to be done during regular working hours. Monday through Friday 7:00 am to 5:00 PM. A shift premium will be accessed for night or weekend work.</p> <p>No prep, contents removal, protection/containment or demo included at this time, other than as stated. Will be addressed at time of discovery if needed. Sales Tax</p>
		Total

Total \$15,293.25

Signing and/or scheduling work is acceptance of this bid and all payment terms. Terms of payment are COD, with full payment due within 10 days of completion. All outstanding balances will incur an interest charge of 18% per annum, with a minimum monthly service charge of \$25. In the event an outstanding balance goes unpaid, you will be held liable for collection costs, including attorney, court and processing fees. Please review bid entirely. Any work not stated above is not included. Any work not included above that is requested or found to be required to properly complete the project after work has begun, will be advised and billed through change orders that require approval prior to continuing work. This is to include any unforeseen conditions that may arise during work and/or upon demo. A cancellation fee of \$125 applies to any installs cancelled within 24 hours of start date. If you need to cancel or reschedule, please contact the office prior to that deadline to avoid the fee.

Howell

From: Office Assistant <office@coloradocustomcarpet.com>
Sent: Wednesday, May 29, 2024 10:22 AM
To: Jon Howell
Subject: Estimate 28413 from Colorado Custom
Attachments: Est_28413_from_Colorado_Custom_Carpet_Inc_12156.pdf

Good Morning

We have reviewed the attached estimate that was originally completed last December and the pricing has not changed. If you have any questions or we can assist in any way, please let us know. Thanks,
Pam

Pam Fasel
Colorado Custom Carpet Inc
98 Wadsworth Blvd, Unit 127 PMB 182
Lakewood, CO 80226
Phone: 303.282.0829
www.ColoradoCustomCarpet.com