VAIL TOWN COUNCIL MEETING

Afternoon Session Agenda

Vail Town Council Chambers and virtually by Zoom.
Zoom meeting link: https://vail.zoom.us/webinar/register/WN_WjLR-XchTi6ysWiXQ7qCHg

2:30 PM, October 6, 2026

Notes:
Times of items are approximate, subject to change, and cannot be relied upon to determine what time Council will consider an item.

1. **Call to Order (2:30pm)**

2. **Presentation/Discussion (2:30pm)**

   2.1 **Southface Housing Project Update (2:30pm)** 30 min.
   Listen to presentation and provide feedback.

   Presenter(s): Eric Komppa, President Corum Real Estate Group, Jason Dietz, Housing Director and Carlie Smith, Finance Director

   Background: Southface is 34% complete. The original finish package was value-engineered to typical Vail Valley workforce standards to protect contingency against early construction risks. Those risks are now substantially reduced: material escalation, sitework and rock removal, subcontractor buyout, and MEP coordination. Only $160,673 of the $5.45 million general contingency has been used.

   261006 Southface Contingency Use Staff Memo.docx
   MEMO_VLHA_Southface_Betterments_09292026.pdf
   2026-09-03 - Recommendation of Internal Betterments Combined.pdf

   2.2 **Resiliency Plan Update (3:00pm)** 20 min.
   Listen to presentation and provide feedback.

   Presenter(s): Chief Ryan Kenney, Vail Police Department

   Background: Town staff would like Council approval to issue a request for proposal (RFP) for a resiliency plan. This RFP would seek to organize all departmental emergency operation plans in one place and strengthen our pre-planning and post disaster plans.

   Town Council memo - resiliency .docx
   Vail_Resiliency_Plan_RFP_Council_Deck_UserPhoto.pdf
   RFP-resilience1.docx

3. **DRB/PEC (3:20pm)**

   3.1 **DRB/PEC Update (5 min.)**
   Final PEC Meeting Minutes 9-14-26.pdf
   09-16-26 DRB Results.pdf

4. **Information Update (3:25pm)**

4.1 **August 3, 2026 AIPP Meeting Minutes**
August 3, 2026 Minutes.pdf

4.2 **Revenue Update**
261006_Town_of_Vail_Revenue_Update.pdf

4.3 **Transit Update**
Daily Ridership.pdf

5. **Matters from Mayor, Council, Town Manager and Committee Reports (3:25pm)**

5.1 **Mayor, Council and Committee Reports (15 min.)**

5.2 **Town Manager Report (5 min.)**
TM Update 100626.docx

5.3 **Council Matters and Status Update**
261006 Matters.docx
Future Topics.docx

6. **Executive Session (3:45pm)**
(120 min.) Executive Session pursuant to:
1. C.R.S. § 24-6-402(4)(b) to hold a conference with the Town Attorney, to receive legal advice on specific legal questions; and C.R.S. § 24-6-402(4)(e) to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations and instruct negotiators on the topics of:
a. West Lionshead Pre-Development Agreement between the Town of Vail and East West Partners;
b. Timber Ridge Village development project and unit sales; and
c. Negotiations with a certain event producer.
And
2. C.R.S. § 24-6-402(4)(b) to hold a conference with the Town Attorney, to receive legal advice on specific legal question on the topics of:
a. Automated License Plate Reader cameras (Flock Cameras); and
b. Existing contracts between the Town of Vail and the Vail Corporation.

7. **Recess 5:45pm (Estimate)**

Meeting agendas and materials can be accessed prior to meeting day on the Town of Vail website www.vail.gov. All Town Council meetings will be streamed live by High Five Access Media and available for public viewing as the meeting is happening. The meeting videos are also posted to High Five Access Media website the week following meeting day, www.highfivemedia.org.

Please call 970-479-2460 for additional information. Sign language interpretation is available upon request with 48 hour notification dial 711.

AGENDA ITEM NO. 2.1

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE:	October 6, 2026
TIME:	30 min.
SUBMITTED BY:	Robyn Smith, Housing
ITEM TYPE:	Presentation/Discussion
AGENDA SECTION:	**Presentation/Discussion (2:30pm)**
SUBJECT:	**Southface Housing Project Update (2:30pm)**
SUGGESTED ACTION:	Listen to presentation and provide feedback.
PRESENTER(S):	Eric Komppa, President Corum Real Estate Group, Jason Dietz, Housing Director and Carlie Smith, Finance Director

ATTACHMENTS:
261006 Southface Contingency Use Staff Memo.docx
MEMO_VLHA_Southface_Betterments_09292026.pdf
2026-09-03 - Recommendation of Internal Betterments Combined.pdf

TOWN OF VAIL

Memorandum

TO: Vail Town Council

FROM: Housing Department / Finance Department

DATE: October 6, 2026

SUBJECT: Southface Vail – Use of Project Contingency for Internal Betterments

Recommendation

Staff and the Vail Local Housing Authority recommend that Council approve $1,152,223 in interior and common-area betterments at Southface Vail, funded from existing project contingency. On September 29, 2026, the VLHA voted 5-0 to recommend moving forward. No new Town funds are requested, contract time does not change, and about $3.86 million in contingency remains for the final two years of construction.

Background

Southface is 34% complete. The original finish package was value-engineered to typical Vail Valley workforce standards to protect contingency against early construction risks. Those risks are now substantially reduced: material escalation, sitework and rock removal, subcontractor buyout, and MEP coordination. Only $160,673 of the $5.45 million general contingency has been used.

The project's strong financial management is what makes this decision possible. At one-third complete, it has used about 3% of its general contingency, helped by additional tax credits and buyout savings Corum secured on the owner's behalf. The general contractor's own contingency is 17% used at 34% billed. Projects at this stage are more often drawing down contingency than considering how to reinvest it.

The Betterments

Change	PCO	Scope	Cost
ASI #4: Units & Corridors	48	Doors, hardware, flooring, corridor millwork; quartz, offset sinks, herringbone LVT and dimming in market-rate units	$567,383
ASI #5: Common Areas	51	Common-area finish upgrades	$437,976
RFI #158	75	Black plumbing fixtures, upgraded door casings	$126,905
Light fixture submittals	80	Revised fixture selections	$19,959
Total			**$1,152,223**

Most of the additional betterments spend will benefit all 268 homes and will include corridors, common areas, doors, hardware and flooring. The upgrades limited to market-rate units (140% AMI) are confined to counters, sinks, select fixtures and dimming.

Why Proceed

It protects the revenue that keeps rents affordable. Corum believes the proposed improvements would make Southface more competitive and attractive to prospective tenants, which could help support occupancy and rental revenues. The 140% AMI units are about 30% of the homes but more than 40% of projected rental revenue. They also carry the greatest vacancy risk because they compete directly with market-rate housing. The rent from these units supports the 100% AMI units and will help limit the Town's projected $4.3 million exospore, the cost of debt the project is projected to not be able to fund within the first five years.

Vacancy is the project's largest financial risk. Every unleased 140% AMI unit is lost revenue the project cannot recover. One vacant two-bedroom costs $4,221 a month, or about $50,650 a year. Ten units sitting empty for a year would cost about $506,000. Because the Town backs the Certificates of Participation, any revenue shortfall becomes a larger Town contribution toward debt service. Spending once now to keep these units' competitive costs less than carrying vacancy year after year.

It outperforms the alternatives. The town also looked at two alternative scenarios: lowering rents and saving the funds in fund balance. In both of those scenarios, only the Town's half of the contingency would be available, about $576,000. Staff looked at lowering the 140% AMI rents to 110% AMI. For a renter of a two-bedroom unit this would mean a difference in a monthly payment of $4,221 to $3,317. As a result, it raises the Town's projected exposure or additional cash contribution to the project from $4.3M to $11.3 million, roughly double the original projection. Another alternative that Council could consider is holding the funds in the Vail Home Partners Fund balance for future use. That money could potentially offset a future operating or debt service cost rather than reduce the risk behind it. Hilltop Securities, the town financial advisor, advised opening as planned and revisiting rents once the project can fully fund the debt payments. It's likely that at that time the bonds could be refinanced. Refinancing is something the town and Hilltop would revisit on a regular basis. This may also allow for future opportunities to change rental structures.

For reference, monthly rents by unit type and AMI level:

Unit Type	100% AMI	110% AMI	120% AMI	130% AMI	140% AMI
Studio	$2,346	$2,580	$2,815	$3,050	$3,284
1 Bedroom	$2,513	$2,765	$3,016	$3,267	$3,518
2 Bedroom	$3,015	$3,317	$3,618	$3,920	$4,221

Now is the cheapest time. Pricing for the betterments came in below forecast, and the changes are swaps made before installation. The general contractor will absorb the added supervision cost. The electrical fixture quote expires November 6, 2026.

It lowers long-term operating costs. The upgraded finishes are higher quality and more durable than the value-engineered package. Examples include white oak entry doors, quartz counters, and upgraded flooring. Durable materials hold up better to resident turnover. That means fewer repairs, longer replacement cycles, and lower unit-turn costs over the life of the building.

Construction risk is reduced, not eliminated. The remaining contingency, plus the general contractor's separate $2.6 million contract contingency, provides coverage. Staff will continue to report contingency use to Council**.**

Action Requested

Motion to authorize the Town Manager to direct Vail Housing Partners to approve the Southface Vail internal betterments described in ASI #4, ASI #5, RFI #158 and the light fixture submittals, in an amount not to exceed $1,152,223, funded from existing project contingency.

Attachments: VLHA memo (September 29, 2026); Corum Real Estate Group, Recommendation of Internal Betterments (September 3, 2026), with contingency tracker and change orders; finish boards.

TOWN OF VAIL
HOUSING

Memorandum

To: Vail Local Housing Authority
From: Jason Dietz, Housing Director
Date: September 29, 2026
Subject: Southface Vail | Recommended Internal Betterments

I. PURPOSE

II.

This memorandum accompanies the September 3, 2026 recommendation from the Southface Vail project team regarding proposed interior and common-area betterments. Vail Home Partners Corporation has requested a recommendation from the Vail Local Housing Authority regarding the proposed betterments package.

III. BACKGROUND

The original finish package was designed to be generally comparable with workforce housing in the Eagle Valley and was value-engineered early in the project to preserve contingency for construction risks. The project is now approximately 34% complete, with material escalation, sitework, subcontractor buyout, and major coordination risks substantially reduced.

Approximately 30% of the project is targeted to the 140% AMI segment. The 140% AMI units represent more than 40% of projected rental revenue and carry the greatest vacancy risk because they compete more directly with market-rate housing. Revenue from these higher-rent units helps support the project's ability to maintain rents at the more affordable 100% AMI level. Improving their quality and marketability therefore supports both long-term occupancy and the project's broader affordability goals.

The project team recommends upgrading unit, corridor, and common-area finishes to better position these units within the market and reduce potential operating risk. The improvements would also apply more broadly to common areas and resident units throughout the project.

The project team reports that pricing came in below initial forecasts, the proposed changes have been reviewed for scope and competitive pricing, the General Contractor will absorb additional supervision costs within its existing contingency, and no increase in contract time is anticipated.

IV. IMPACT

The proposed betterments total $1,152,222.56 and would be funded from project contingency. Approximately $5.29 million in general contingency currently remains. Including the proposed betterments and other identified potential contingency uses, approximately $3.86 million would remain available.

V. STAFF RECOMMENDATION

Staff recommends that the Authority review the proposed betterments package and forward its recommendation to the Vail Town Council, considering the project team's assessment of market positioning, operating risk, available contingency, and remaining construction risk.

VI. ACTION REQUESTED

Forward a recommendation to the Vail Town Council regarding the proposed Southface Vail betterments package.

VII. ATTACHMENTS

A. 2026-09-03_-_Recommendation_of_Internal_Betterments_Combined

CORUM
REAL ESTATE GROUP

September 3, 2026

VIA E-MAIL

Jason Dietz
Director of Housing: Town of Vail
75 South Frontage Road
Vail, Colorado 81657
jdietz@vail.gov

Re: September 3rd, 2026 Recommendation of Internal Betterments

Mr. Dietz:

The Contract Documents dated 11/25/2024 from Shears Adkins Rockmore Architects (SAR) contained a set of finishes roughly comparable to typical workforce housing in the Eagle Valley. This set of finishes was reviewed against other workforce and affordable housing projects, such as Residences at Main Vail. In addition, these finishes underwent value engineering to ensure adequate contingency was available for potential issues, including buyout overages, material escalation due to 2024 tariff threats from the new administration, and unsuitable soils requiring rock removal.

Based on Pay Application #16 (August), we are 34% complete and have passed the one-year milestone. At this point in the project, we have substantially reduced, if not eliminated, the following risks: material escalation has been shifted to the general contractor and closed out by contract; sitework, including rock mitigation and unsuitable soils, is substantially complete, with sufficient funds held in the appropriate allowances; buyout among consultants and subcontractors is complete; and MEP coordination is substantially complete as fabrication of the structural wood walls begins. The attached contingency tracker shows usage of only 2%, roughly $160K of $5.45M. This is due in part to additional tax credits and buyout savings that Corum pursued on the owner's behalf.

At this time, we recommend that Vail Housing Partners upgrade the finish packages to reduce the risk of operating loss later on. Approximately 30% of the project is currently targeted for market-rate housing in the 140% AMI bracket. Based on a review of current and upcoming market-rate housing finish packages, we directed the architect and interior designer to compile an upgraded set of changes, captured in ASI #4, ASI #5, and RFI #158, to appropriately position this project to compete in the market-rate segment. As a bonus, the larger workforce community residing at this project will benefit from the upgrades in common areas and units alike. We have provided finish boards for your team’s review of these directed changes.

Pricing for these changes came in below initial forecasts and targets, ensuring adequate remaining contingency for the two years left in the project. The changes to subcontractors have been vetted for scope including credits and ensured for competitive rates. The General Contractor has agreed to utilize their internal contingency for additional supervision required for implementation in lieu of adding to the contract value. There is no increase in contract time.

We recommend the approval of the following:

Description	PCO		
ASI #4: Units & Corridor	48	$	567,383.06
ASI #5: Common areas	51	$	437,975.73
RFI #158:	75	$	126,905.16
Light Fixture submittals	80	$	19,958.61
		$	1,152,222.56

Sincerely,

Adam Killian

Enclosure

cc: Eric Komppa, Corum REG
Anna Bengtson, TOV Housing Department

SOUTHFACE VAIL
Vail, Colorado
August 31, 2026

CONTINGENCY TRACKER

Description	Amount	Notes
ESCALATION CONTINGENCY		Escalation closed and with in GMP budget
GENERAL CONTINGENCY	**$5,450,000**	
USES THROUGH CURRENT DRAW	($160,673.36)	**Sum of actual contingency changes through current draw**
GENERAL CONTINGENCY REMAINING	**$5,289,327**	
POTENTIAL CONTINGENCY ADDS / DEDUCTS		
Deferred Interior Betterments	$1,152,223	Market rate upgrades
Lumber Allowance	$0	Projected at No Add
Domestic Booster Pump	$85,000	
Fire Pump	$350,000	
Exterior Courtyards	$0	TBD
Other	$0	
SUBTOTAL POTENTIAL CONTINGENCY ADDS / DEDUCTS	**$1,587,223**	
GC Contract Contingency		
GC Beginning Balance	$3,093,014	
Uses	($496,680)	Actual usage through Draw #16 plus $50,000 for Shotcrete
GC Ending Balance	$2,596,334	17% Usage through 34% Billed

Pending Change Order
No. 048

West Middle Creek
351 N Frontage Rd W
Vail, CO 81657

Project No: 20419-

PCO No. 048 ASI 04 **Date Sent: 7/31/2026**

Transmitted To:

Jason Dietz, Director of Housing
Town of Vail
1309 Elkhorn Drive
Vail, CO 81657

From:

Ben Clausius, Project Manager
Shaw Construction LLC
Tel: 303-824-9715
Fax:
Email: benjaminclausius@shawconstruction.net

Description of Proposal:

SHAW CONSTRUCTION

Pending Change Order
No. 048

West Middle Creek
351 N Frontage Rd W
Vail, CO 81657

Project No: 20419-

Per ASI 04, provide multiple finish changes to the Units and Corridors. Changes include the following:
o Delineation of 'Workforce' and 'Market Rate' units of the 268 total units. There are to be a total of 172 'Workforce' units and a total of 92 'Market Rate' units.
o Scope of Work changes:
" Architectural Woodwork
" Revise mudroom benches to be painted MDF ILO p-lam.
" Revise the corridor millwork at all unit entries to extend down to the floor and be painted MDF ILO 1x1 dimensional lumber.
" Remove the corridor millwork at all unit entry ceilings.
" Doors, Frames, & Hardware
" Revise unit entry frames to be Timely with wood casings ILO hollow metal.
" Provide plain sliced white oak ILO plain sliced white maple for all unit entry doors.
" Provide 5-panel doors for all unit interior doors.
" Change all unit interior door hardware to black.
" Drywall & Painting
" Add paint to MDF mudroom benches
" Provide ceiling 'bump down's' at located in the plans in the corridors
" Cabinets & Countertops
" Upgraded countertops in the 'Market Rate' units.
" Upgraded kitchen sinks to off-set style
" Flooring
" Unit flooring changes
" Corridor flooring changes
" Specialties
" Provide black toilet accessories ILO chrome.
" Electrical
" Revise fixture type R4 in all units.
" Revise fixture types R3, R5, and R6 in 'Market Rate' units.
" Add dimming to Unit Types 1A, 1B, 1C, 1D, 2A, 2B, 2C, 2D, 2+A, 2+B, 2+C, and 2+D. ('Market Rate' only).
" Revise fixture types D4, D4E, and SC1 in corridors.
o Clarifications:
" Dimming is not included for 'Market Rate' unit types 0A, 0B, 0C.
" Restocking fee's are included for any fixtures that were previously approved via submittal and then changed in this ASI.
" Unit interior doors UCD6, UCD7, and UCD8 are included as 5-panel ILO of single panel as detailed in new Door Type D, reference sheet A501.
" Costs associated with changing to black plumbing fixtures is excluded, reference PCO 075.
" Costs associated with changing unit interior door casings to 3-1/4" and adding 3-1/4" casing to the unit entry door are excluded, reference PCO 075.
" Costs associated with sound underlayment at the Level 3 deck are excluded.

SHAW CONSTRUCTION

Pending Change Order
No. 048

West Middle Creek
351 N Frontage Rd W
Vail, CO 81657

Project No: 20419-

Cost Summary for Item : 1 GBD - ASI 04

Phase	Description	Quantity	Unit Price	Amount
006200- -048	GBD - ASI 04	1 LS	-14,455.55	-14,455.55

Net Total for Item 1: **$-14,455.55**

Description	Percentage	Amount
DIC Insurance	0.30%	-43.37
Warranty Reserve	0.30%	-43.37
P&P Bond	0.80%	-115.64
Fee	4.00%	-586.32
Subtotal:		**$-788.70**

Total Item #1: **$-15,244.25**

Time Extension: **NONE**

Cost Summary for Item : 2 CDI- ASI 04

Phase	Description	Quantity	Unit Price	Amount
008000- -048	CDI - ASI 04	1 LS	47,213.00	47,213.00

Net Total for Item 2: **$47,213.00**

Description	Percentage	Amount
DIC Insurance	0.30%	141.64
Warranty Reserve	0.30%	141.64
P&P Bond	0.80%	377.70
Fee	4.00%	1,914.96
Subtotal:		**$2,575.94**

Total Item #2: **$49,788.94**

Time Extension: **NONE**

Cost Summary for Item : 3 ROL- ASI 04

Phase	Description	Quantity	Unit Price	Amount
009200- -048	ROL - ASI 04	1 LS	83,750.00	83,750.00

Net Total for Item 3: **$83,750.00**

Description	Percentage	Amount
DIC Insurance	0.30%	251.25
Warranty Reserve	0.30%	251.25
P&P Bond	0.80%	670.00
Fee	4.00%	3,396.90
Subtotal:		**$4,569.40**

Total Item #3: **$88,319.40**

Time Extension: **NONE**

SHAW CONSTRUCTION

Pending Change Order
No. 048

West Middle Creek
351 N Frontage Rd W
Vail, CO 81657

Project No: 20419-

Cost Summary for Item : 4 Guys- ASI 04

Phase	Description	Quantity	Unit Price	Amount
009600- -048	Guys - ASI 04	1 LS	117,256.19	117,256.19
			Net Total for Item 4:	**$117,256.19**

Description	Percentage	Amount
DIC Insurance	0.30%	351.77
Warranty Reserve	0.30%	351.77
P&P Bond	0.80%	938.05
Fee	4.00%	4,755.91
	Subtotal:	**$6,397.50**

Total Item #4: **$123,653.69**

Time Extension: **NONE**

Cost Summary for Item : 5 ABS- ASI 04

Phase	Description	Quantity	Unit Price	Amount
010000- -048	ABS - ASI 04	1 LS	13,003.07	13,003.07
			Net Total for Item 5:	**$13,003.07**

Description	Percentage	Amount
DIC Insurance	0.30%	39.01
Warranty Reserve	0.30%	39.01
P&P Bond	0.80%	104.02
Fee	4.00%	527.40
	Subtotal:	**$709.44**

Total Item #5: **$13,712.51**

Time Extension: **NONE**

Cost Summary for Item : 6 ASCH- ASI 04

Phase	Description	Quantity	Unit Price	Amount
012300- -048	ASCH - ASI 04	1 LS	44,820.55	44,820.55
			Net Total for Item 6:	**$44,820.55**

Description	Percentage	Amount
DIC Insurance	0.30%	134.46
Warranty Reserve	0.30%	134.46
P&P Bond	0.80%	358.56
Fee	4.00%	1,817.92
	Subtotal:	**$2,445.40**

Total Item #6: **$47,265.95**

Time Extension: **NONE**

SHAW CONSTRUCTION

Pending Change Order
No. 048

West Middle Creek
351 N Frontage Rd W
Vail, CO 81657

Project No: 20419-

Cost Summary for Item : 7 PDI- ASI 04

Phase	Description	Quantity	Unit Price	Amount
016000- -048	PDI - ASI 04	1 LS	246,441.00	246,441.00
			Net Total for Item 7:	**$246,441.00**

Description	Percentage	Amount
DIC Insurance	0.30%	739.32
Warranty Reserve	0.30%	739.32
P&P Bond	0.80%	1,971.53
Fee	4.00%	9,995.65
	Subtotal:	**$13,445.82**

Total Item #7: **$259,886.82**

Time Extension: **NONE**

Grand Total PCO #048: **$567,383.06**

Total Time Extension: **NONE**

Submitted By: *Shaw Construction LLC*

Signature _____ Date _____

Name *Ben Clausius, Project Manager*

Authorized By: Town of Vail

I authorize Shaw Construction to proceed with the work noted above and agree to pay for the work.

Signature _____ Date _____

Name *Jason Dietz, Director of Housing*

GARRETT BROWN DESIGNS
CUSTOM INTERIORS AND FINE FURNITURE

ASI 04 - CHANGE ORDER SUMMARY

CLIENT	PROJECT	
Austin Poe | Shaw	West Middle Creek	
REFERENCE	**JOB NUMBER**	**PROPOSAL DATE**
ASI 04 / A870/9 & A891/7	14-0225	7/30/2026

This page consolidates all pricing included in the attached proposal for ASI 04. The detailed change order proposal that follows provides the supporting breakdown and scope information for each individual item.

CHANGE ORDER	REFERENCE	SUMMARY	TOTAL
CO #14	WMC-150A	Unit Entry Benches - Credit	($94,175.37)
CO #15	WMC-170	Corridor Niche @ Unit Entry Wall	$119,951.62
CO #16	WMC-175	Corridor Niche Detail Wall & Ceiling - Credit	($40,231.80

Amounts shown include applicable tax and bond.

NET ASI 04 CONTRACT ADJUSTMENT **($14,455.55) CREDIT**

Please note that tax has been removed.

The bond rate is currently estimated at 3% until the contract is executed and GBD can obtain the actual applicable bond rate.

Any adjustment to the bond amount based on the final rate will be submitted under a separate change order.

GARRETT BROWN DESIGNS
CUSTOM INTERIORS AND FINE FURNITURE

CHANGE ORDER PROPOSAL

SENT BY:

Garrett Brown Designs

PREPARED BY: Heather Wenz

EMAIL: Heather@gbrowndesigns.com

PHONE: 720-724-3999

TODAY'S DATE

7/30/2026

PROJECT NAME

West Middle Creek

JOB NUMBER / PO NUMBER

14-0225

CLIENT:

Austin Poe

Shaw

300 Kalamath ST Denver CO 80223

austinpoe@shawconstruction.net

303-350-1280

CO #14	WMC-150a	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
CREDIT - Unit Entry Benches		1	-$91,432.40	-$91,432.40	$0.00	-$2,742.97	-$94,175.37

SCOPE RELATIONSHIP: Credit/ Scope

RELATED PIECES: WMC-150A

CHANGE ORIGIN: Design Team

INITIATED BY: Shaw ASI04 - GBD repriced as per conversation 7/16/2026, reflecting material & design changes

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time

RELATED DOCUMENTS: ASI04 / A870/9 & A891/7

SCOPE / DESCRIPTION OF CHANGE: NOTE: This change order credit reflects an adjustment to the original contract value for this scope. GBD has captured the differences between the design included at the time of contract and the revisions shown in ASI 04. Please note that material/dimensional changes have been captured in this change order credit.

This change order credit includes the following:

- The overall quantity has been reduced from 263 units to 234 units. GBD has assumed that Unit Type 2B does not include an entry bench.
- The bench design and materials have been revised to include a toe kick and a 2-inch drop edge at the front of the seat.
- The seat depth has been reduced from 18 inches to 12 inches.
- The coat hook mounting plate, hooks, and installation are excluded from this pricing. GBD can provide separate pricing for this scope upon request.
- Priming, caulking, and finish painting remain excluded as standard.
- Pricing is based on an average bench length of 4 feet, 5 inches and is applicable across all listed bench sizes.
- The unit price has been reduced from 783.90 per unit including field dims, per diem, installation, design, and project management.
- The revised price reflected in this change order - per unit, including field dims, per diem, installation, design, and project management is $455.57 per unit

GBD has credited the associated differences in material, installation, shipping, and related project costs to arrive at the final change order credit.

IMPACT SUMMARY: NOT NEEDED AT THIS TIME

CO #15	WMC-170	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Corridor Niche @ Unit Entry Wall		1	$116,457.88	$116,457.88	$0.00	$3,493.74	$119,951.62

SCOPE RELATIONSHIP: Existing Piece

RELATED PIECES: WMC-170

CHANGE ORIGIN: Design Team

INITIATED BY: SHAW ASI04: Material and Design

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time

RELATED DOCUMENTS: ASI04 / A714/A715/A716

SCOPE / DESCRIPTION OF CHANGE: NOTE: This change order reflects the differences between the Corridor Niche at Unit Entry scope included in the original contract and the revised design shown in ASI 04. Although the installation method has been simplified, the revised design requires substantially more material and includes additional scope that was not part of the original bid.

This change order includes the following:

• The revised scope includes 272 Corridor Niches, compared with 268 niches included in the original contract.
• Each niche measures approximately 7 feet, 4½ inches high by 1 foot, 4½ inches wide.
• The design and material requirements have changed. Each niche will now be clad from floor to ceiling with 1½-inch-wide by ½-inch-deep MDF slats, spaced with a 1-inch reveal.
• The slats will be mounted to a ½-inch MDF substrate, increasing the overall material required for each niche.
• The 1/2" MDF substrate will be painted by GBD PT-05, and the applied 1/2" MDF slats will be painted by GBD PT-03A. The sides of the substrate will remain exposed as part of the design intent. All painting is included in this scope.
• Due to the Entry Wall units requiring two different paint finishes, GBD will fabricate and ship the units unassembled to finish. Shop hours account for assembly and must be completed using a template to ensure proper alignment. Extra care will be taken during assembly to minimize glue squeeze-out and reduce the need for touch-up painting.
• Slats will be cut at angles around the opening for the owner-provided and owner-installed wall sconce.
• This pricing also includes additional vertical trim at wall-paint transitions throughout the corridors. This trim was not included in the original contract scope.
• GBD will install the completed panels using Z-clips. This attachment method provides a more efficient installation than the method anticipated in the original bid and has been considered in the revised pricing.
• Baseboards are excluded from GBD's scope, as discussed with Shaw on July 13, 2026.
• The reason for the price increase is 100% due to the fact that we are having to paint both substrates two different colors. We have to send the MDF backer to be painted by itself, and the slats to be painted by themselves as well. Then we have to keep them masked off while we glue on the slats so that we don't mess up the paint job. The slats have to be glued on after everything is painted, or else we would have to mask off all the slats, which would increase the price even more. Because we can't have squeeze-out on the MDF backer, we have to create a custom jig to align all of the slats so that there is no damage to the paint job from glue squeeze-out on the sides. Even though this is not a super complicated design, the execution will be very detailed. The price can be drastically reduced if everything is painted one color.

The revised change order value reflects the increased material quantities and added corridor trim scope, partially offset by the more efficient Z-clip installation method.

IMPACT SUMMARY: NOT NEEDED AT THIS TIME

CO #16	WMC-175	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
CREDIT - Corridor Niche Wall & Ceiling		1	-$39,060.00	-$39,060.00	$0.00	-$1,171.80	-$40,231.80

SCOPE RELATIONSHIP: Credit/ Scope

RELATED PIECES: WMC-175

CHANGE ORIGIN: Design Team

INITIATED BY: SHAW ASI04: Removal of scope

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time

RELATED DOCUMENTS: ASI04

SCOPE / DESCRIPTION OF CHANGE: This is a full credit for the 60 Corridor Niche Details Wall & Ceiling that continues onto the ceiling.

- This detail has been fully removed per ASI04.

IMPACT SUMMARY: NOT NEEDED AT THIS TIME

This Change Order Proposal outlines additional scope, revisions, substitutions, or work requested outside of the original contract scope. Any referenced schedule impacts, lead times, or coordination requirements are based on information reasonably available at the time of issuance. Lack of a specifically identified schedule impact does not constitute confirmation that no schedule impact exists, as impacts may not yet be fully determinable due to ongoing coordination, approvals, procurement, sequencing, field conditions, or evolving project requirements. Due to the custom nature of Garrett Brown Designs' work, pricing, quantities, labor allocations, and durations are estimated to the best of our ability based on current project information and may require adjustment should project conditions, design intent, field conditions, or requested scope change.

For questions please contact the office.

(720) 724-3999 candy@gbrowndesigns.com

www.garrettbrowndesigns.com

CO Doorways - ASI 04

Change Order

colorado DOORWAYS inc.
5151 Bannock Street #17 Denver, CO 80216-1846
(303) 291-0900 Fax (303) 291-0113
www.doorwaysinc.com

DOORWAYS of Wyoming® DOORWAY Solutions® DOORWAYS Security INTEGRATION®

Confirming Change Order # 005

To:	Shaw Construction c/o West Middle Creek Vail, CO	**Date:**	July 28, 2026
		Customer Job#:	
		CDI Job#:	25344B
Attn:	**Ben Clausius**	**Change Order#:**	**005**
		Re:	ASI 04 - Remaining Changes

DESCRIPTION OF CHANGE OR MODIFICATION

25344B - West Middle Creek
ASI 04

Furnishing the Following:

- Qty. 268 Hollow Metal Frames from Unit Entries
+ Qty. 268 Timely Frames - Wood Casing by Others
- Qty. 106 Openings - Door Type "D" Closet Bypass Doors
+ Qty. 106 Openings - Door Type "D" Closet Double BiFold Doors

UCD6, UCD7, and UCD8 are also included.

• Below Door Types Changed from Flush to 5-Panel Rockport:
UCA1, UCA2, UBA3, UCA3, ULA3, UMA3, UB4, UBA4, UCA4, UCAA5, ULAA6, ULAA7, UBJ7, UMA8, & UMA9

• Common Area & Unit Entry Wood Doors Changed from Plain Sliced White Maple to Plain Sliced White Oak

• There is no cost impact to change unit interior hardware to BLACK

• Unit B310 changed from unit type "0A" to "0C"
• Unit B323 changed from unit type "1A.2" to "1C.2"
• Unit C325 changed from unit type "0A" to "0C"
• Unit B604 changed from unit type "1A" to "1C.1"
• Unit B524 changed from unit type "2A" to "2D.1"
• Unit B624 changed from unit type "2D" to "2D.1"
• Unit B615 changed from unit type "0C" to "0C.1"
• Unit C604 changed from unit type "1A" to "1C.1"

SubTotal	**$47,213.00**
Tax Rate: 0.00%	**$0.00**
Labor:	**$0.00**
Change Order Total	**$47,213.00**

NOTE: PER YOUR INSTRUCTIONS, THE ABOVE CHANGES HAVE BEEN IMPLEMENTED.

If your accounting department requires field authorization numbers or purchase order numbers to approve payment, that number must accompany the signed change order.

ALL TERMS AND GENERAL CONDITIONS FROM THE ORIGINAL CONTRACT APPLY TO THIS CHANGE ORDER.

PLEASE RETURN ONE SIGNED COPY TO COLORADO DOORWAYS, INC. THANK YOU.

Equal Employment Opportunity Clause
(Incorporated by Reference)

The Equal Employment Opportunity Clause required under Executive Order 11246, the affirmative action commitment for disabled veterans and veterans of the Vietnam Era, set forth in 41 CFR 60-250.4, the affirmative action clause for disabled workers, set forth in CFR 60-741.4, and the related regulations of the Secretary of Labor, 41 CFR Chapter 60, are incorporated by reference in this change order. By accepting this change order, customer certifies that it complies with the authorities cited above and does not maintain segregated facilities or permit its employees to perform services at locations where segregated facilities are maintained, as required by 41 CFR 60-1.8

Accepted By: _____

Date: _____ **Submitted By:** Stephanie Downey

ROL - ASI 04

CHANGE ORDER

ROL CONSTRUCTION SERVICES

CHANGE ORDER:
3/16/2026

CONTRACTOR: **Shaw Construction**

PROJECT: **WEST MIDDLE CREEK**

DESCRIPTION: Painted MDF benches
Benches in 236 units to be painted

BREAKDOWN		
Mask/Prime/Paint: 708 hours		**Material Cost**
COST	**Labor:** **Material:**	
NEW VALUE =	**$65,100.00**	

DISPOSITION		**NOTES**
DECISION		
ACCEPTED		
REJECTED		

APPROVALS

JESUS MADRID JR — PM

ROL Drywall LLC

3/16/2026

CHANGE ORDER

ROL CONSTRUCTION SERVICES

CHANGE ORDER:
3/16/2026

CONTRACTOR: **Shaw Construction**

PROJECT: **WEST MIDDLE CREEK**

DESCRIPTION: Corridor Ceiling Bumpdowns in Corridors
4'x8' sheet of drywall installed on corridor ceilings (bumpdown) multiple locations

BREAKDOWN			
Hang/Finish/Trim: 85 hours	**Supervision: 15**		**Material Cost: Drywall, Mud, L-bead trim**
			Mask/Prime/Paint: 104 hours (2 per location)
COST	**Labor:**	**$ 15,250.00**	
	Material:	**$ 3,400.00**	
NEW VALUE =		**$18,650.00**	

DISPOSITION		**NOTES**
DECISION		
ACCEPTED		
REJECTED		

APPROVALS

JESUS MADRID JR PM

ROL Drywall LLC

3/16/2026

Guys - ASI 04

Guy's FLOOR SERVICE since 1942 INC.

Change Order Pricing Request	
Date	August 27, 2025
Project Name	West Middle Creek
General Contractor	Shaw Construction
G.C. Reference	ASI 04
G.C. Contact Name	Ben Clausius/Austin Poe
G.C. Phone #	

For GFS Office Use Only	
GFS C.O.#	3
GFS P.M.	RR
C.O. Received	
G.C. C.O.#	
Invoice Date	
Approved:	

Description of Work Performed

ASI 04 Includes Unit and Corridor Betterments/Updates.

Material/Labor	Quantity	Unit Price	Total
Unit LVT Material Cost Increase	1	$8,982.19	$8,982.19
Unit Carpet Material Cost Increase	1	$3,528.00	$3,528.00
Market Rate LVT Herringbone Labor	1	$38,540.00	$38,540.00
Market Rate LVT herringbone Added Waste	1	$5,999.00	$5,999.00
~~Sound Underlayment Level 3 Only~~	~~1~~	~~$55,077.09~~	~~$55,077.09~~
CPT-06-CPT09 Corridor Material Changes	1	$60,207.00	$60,207.00
	0	$0.00	$0.00
	0	$0.00	$0.00
	0	$0.00	$0.00
Subtotal Material/Labor			~~$172,333.28~~
			$0.00
Sales Tax on Materials			$0.00
Rental Equipment			$0.00
Travel Expenses			$0.00
Total Material and Miscellaneous Cost			$0.00
SUBTOTAL Labor and Materials			~~$172,333.28~~
TOTAL			**$** ~~**172,333.28**~~

$117,256.19

Ryan Routzon

Serving the Metro Denver Building Industry Since 1942
10275 East 47th Avenue ▪ Denver, Colorado 80238-2601
Phone 303-371-8900 ▪ Fax 303-375-8790
www.guysfloor.com

ABS - ASI 04

Change Order: 4646 - 1 / Date: 3/24/2026
Project Number: 18410

Associated Building Specialties, Inc. - CO
1785 W. 160th Ave. Suite 400
Broomfield, CO
80023, US
(303) 293-2096

Prepared By:
Danielle Kamauoha

danielle.kamauoha@absinc.com

Customer

Shaw Construction

US

Jamison Neyers

jamisonneyers@shawconstruction.net

Project: **West Middle Creek**

Scope of Work

Default Group

	Quantity	Total Cost
TRA - Color Upcharge for Black Catalog: TRA-MISC	1 ea	--
		$12,784.00

Notes

Summary

Subtotal	$12,784.00
Taxes	~~$413.43~~
Bonding	$190.04
Textura	$29.03

~~$13,416.50~~
$13,003.07

Accepted By .....

Date .....

ASCH CHANGE ORDER REQUEST # 4

ATTENTION:	PROJECT:	ADDRESS:	DATE:
Shaw Construction	20419-017	351 N Frontage Rd W	3/12/2026
Ben Clausius	West Middle Creek	Vail	

CHANGES

Description / Work:

Level D Quartz in Market Rate Housing

Reason for Change:

Design Change

List of Supplemental Materials/Info/Drawings:

Upgraded material

Qualifications:

PRICING

Cost of Change **$35,460.55**

SCHEDULE IMPACT

ISSUANCE

Change Submitted by: Kyler Eubank

Title: Senior Project Manager

Date: 3/12/2026

Response Due Date:

ASCH

CHANGE ORDER REQUEST # 3

ATTENTION:	PROJECT:	ADDRESS:	DATE:
Shaw Construction	20419-017	351 N Frontage Rd W	1/14/2026
Ben Clausius	West Middle Creek	Vail	

CHANGES

Description / Work:

Provide the Offset Sink instead of the standard ASCH sink Offerings.

Reason for Change:

Design Change

List of Supplemental Materials/Info/Drawings:

Spec Sheet, Cost Increase

Qualifications:

PRICING

Cost of Change **$9,360.00**

SCHEDULE IMPACT

ISSUANCE

Change Submitted by: Kyler Eubank

Title: Senior Project Manager

Date: 1/14/2026

Response Due Date:

PDI - ASI 04

PROPOSED CHANGE ORDER (PCO)

11600 Ninth Street North
St. Petersburg, FL 33716
727.210.0492
powerdesigninc.us

Project Name	West Middle Creek
Project #	42572-ELE

PCO #	**18.01**
Subject	ASI-004 Drawing Revision
Date Issued	9/1/2026
Expiration Date	11/6/2026

This proposal must be accepted in writing prior to the expiration date above.

CUSTOMER INFORMATION

Shaw Construction
300 Kalamath Street
Denver, CO 80223

ATTACHED DOCUMENTS

[**X**] Pricing Breakdown
[ ] Product Data (Fixtures and/or Equipment)
[ ] Customer Transmittal/Letter/RFP
[ ] Other

WORK DESCRIPTION	AMOUNT
PCO Description: PCO 18 - ASI-004 Drawing Revision · Updating light fixtures counts. · Updating wiring device counts. Based on the following documents: ASI-004 Drawing Revision Sheets E203A - BLDG A LIGHTING PLAN LEVEL 3 - Added (1) Light Fixture S1E - Added (2) Light Fixture D4E - Added (2) Light Fixture S1 - Deleted (2) Light Fixture D4 - Deleted (4) Light Fixture D1E E203B - BLDG B LIGHTING PLAN LEVEL 3 WEST - Added (1) Light Fixture D4 - Added (2) Light Fixture S1 - Added (2) Light Fixture S1E - Deleted (1) Light Fixture D1E - Deleted (1) Light Fixture D4E - Deleted (3) Light Fixture D1 E203C - BLDG B LIGHTING PLAN LEVEL 3 EAST - Added (1) Light Fixture D4E - Added (1) Light Fixture S1 - Added (2) Light Fixture S1E - Added (3) Light Fixture D4 - Deleted (3) Light Fixture D1 - Deleted (3) Light Fixture D1E E203D - BLDG C LIGHTING PLAN LEVEL 3 WEST	$ 246,441.00

- Added (1) Light Fixture S1
- Added (2) Light Fixture S1E
- Deleted (1) Light Fixture D1E
- Deleted (2) Light Fixture D4E

E203E - BLDG C LIGHTING PLAN LEVEL 3 EAST
- Added (1) Light Fixture S1E
- Added (2) Light Fixture S1
- Added (3) Light Fixture D4E
- Deleted (2) Light Fixture D1
- Deleted (4) Light Fixture D1E

E204A - BLDG A LIGHTING PLAN LEVEL 4
- Added (1) Light Fixture S1
- Added (2) Light Fixture D4E
- Added (2) Light Fixture S1E
- Deleted (2) Light Fixture D4
- Deleted (4) Light Fixture D1E

E204B - BLDG B LIGHTING PLAN LEVEL 4 WEST
- Added (1) Light Fixture S1
- Added (3) Light Fixture S1E
- Deleted (2) Light Fixture D1
- Deleted (2) Light Fixture D1E

E204C - BLDG B LIGHTING PLAN LEVEL 4 EAST
- Added (1) Light Fixture D4E
- Added (1) Light Fixture S1
- Added (2) Light Fixture S1E
- Added (3) Light Fixture D4
- Deleted (3) Light Fixture D1
- Deleted (3) Light Fixture D1E

E204D - BLDG C LIGHTING PLAN LEVEL 4 WEST
- Added (1) Light Fixture S1
- Added (2) Light Fixture S1E
- Deleted (1) Light Fixture D1E
- Deleted (1) Light Fixture D4
- Deleted (1) Light Fixture D4E

E204E - BLDG C LIGHTING PLAN LEVEL 4 EAST
- Added (1) Light Fixture S1E
- Added (2) Light Fixture S1
- Added (3) Light Fixture D4E
- Deleted (2) Light Fixture D1
- Deleted (4) Light Fixture D1E

E205A - BLDG A LIGHTING PLAN LEVEL 5
- Added (1) Light Fixture S1E
- Added (2) Light Fixture D4E
- Added (2) Light Fixture S1
- Deleted (2) Light Fixture D4
- Deleted (4) Light Fixture D1E

E205B - BLDG B LIGHTING PLAN LEVEL 5 WEST

- Added (1) Light Fixture D4
- Added (2) Light Fixture S1
- Added (2) Light Fixture S1E
- Deleted (1) Light Fixture D1E
- Deleted (1) Light Fixture D4E
- Deleted (3) Light Fixture D1

E205C - BLDG B LIGHTING PLAN LEVEL 5 EAST
- Added (1) Light Fixture D4E
- Added (1) Light Fixture S1
- Added (2) Light Fixture S1E
- Added (3) Light Fixture D4
- Deleted (3) Light Fixture D1
- Deleted (3) Light Fixture D1E

E205D - BLDG C LIGHTING PLAN LEVEL 5 WEST
- Added (1) Light Fixture S1
- Added (2) Light Fixture S1E
- Deleted (1) Light Fixture D1E
- Deleted (1) Light Fixture D4
- Deleted (1) Light Fixture D4E

E205E - BLDG C LIGHTING PLAN LEVEL 5 EAST
- Added (2) Light Fixture D4E
- Added (2) Light Fixture S1
- Added (2) Light Fixture S1E
- Deleted (2) Light Fixture D1
- Deleted (4) Light Fixture D1E

E206A - BLDG A LIGHTING PLAN LEVEL 6
- Added (1) Light Fixture S1E
- Added (2) Light Fixture D4E
- Added (2) Light Fixture S1
- Deleted (2) Light Fixture D4
- Deleted (4) Light Fixture D1E

E206B - BLDG B LIGHTING PLAN LEVEL 6 WEST
- Added (1) Light Fixture D4
- Added (2) Light Fixture S1
- Added (2) Light Fixture S1E
- Deleted (1) Light Fixture D1E
- Deleted (1) Light Fixture D4E
- Deleted (3) Light Fixture D1

E206C - BLDG B LIGHTING PLAN LEVEL 6 EAST
- Added (1) Light Fixture D4E
- Added (1) Light Fixture S1
- Added (2) Light Fixture S1E
- Added (3) Light Fixture D4
- Deleted (3) Light Fixture D1
- Deleted (3) Light Fixture D1E

E206D - BLDG C LIGHTING PLAN LEVEL 6 WEST
- Added (1) Light Fixture S1
- Added (2) Light Fixture S1E

- Deleted (1) Light Fixture D1E
- Deleted (1) Light Fixture D4
- Deleted (1) Light Fixture D4E

E206E - BLDG C LIGHTING PLAN LEVEL 6 EAST
- Added (1) Light Fixture S1E
- Added (2) Light Fixture S1
- Added (3) Light Fixture D4E
- Deleted (2) Light Fixture D1
- Deleted (4) Light Fixture D1E

E801 - ENLARGED UNIT PLANS:

UNIT - 1A (X24)
- Added (2) 1x Dimmer Switch & (1) x 3-Way Dimmer Switch
- Deleted (2) 1x Single Switch & 1x 3-Way Switch

UNIT - 1B (X4)
- Added (1) 1x Dimmer Switch & 1x 3-Way Dimmer Switch
- Added (1) 3-Way Dimmer Switch
- Added (1) Dimmer Switch
- Deleted (1) 1x Single Switch & 1x 3-Way Switch
- Deleted (1) 3-Way Switch
- Deleted (1) Single Switch

UNIT - 1C (TYPE A / MOBILITY) (X4)
- Added (2) 1x Dimmer Switch & 1x 3-Way Dimmer Switch
- Deleted (2) 1x Single Switch & 1x 3-Way Switch

UNIT - 1D (X4)
- Added (2) 1x Dimmer Switch & 1x 3-Way Dimmer Switch
- Deleted (2) 1x Single Switch & 1x 3-Way Switch

E802 - ENLARGED UNIT PLANS

UNIT - 2B (X32)
- Added (1) 2x Single Switch & 2x 3-Way Dimmer Switch
- Added (2) 3-Way Dimmer Switch
- Deleted (1) 2x Single Switch & 2x 3-Way Switch
- Deleted (2) 3-Way Switch

UNIT - 2C (X4)
- Added (1) 1x Dimmer Switch & 1x 3-Way Dimmer Switch
- Added (1) 1x Single Switch, 1x 3-Way Dimmer Switch & 1x Dimmer Switch
- Deleted (1) 1x Single Switch & 1x 3-Way Switch
- Deleted (1) 2x Single Switch & 1x 3-Way Switch

UNIT - 2D (TYPE A / MOBILITY) (X4)
- Added (1) 1x Dimmer Switch & 1x 3-Way Dimmer Switch
- Added (1) 1x Single Switch, 1x 3-Way Dimmer Switch & 1x Dimmer Switch
- Deleted (1) 1x Single Switch & 1x 3-Way Switch
- Deleted (1) 2x Single Switch & 1x 3-Way Switch

UNIT - 2BED + E (X1) Per Mark Rate List
- Added (1) 1x Dimmer Switch & 1x 3-Way Dimmer Switch

- Added (1) 1x Single Switch, 1x 3-Way Dimmer Switch & 1x Dimmer Switch
- Deleted (1) 1x Single Switch & 1x 3-Way Switch

E803 - ENLARGED UNIT PLANS

UNIT - 2 BED + B (X3)
- Added (2) 1x Dimmer Switch & 1x 3-Way Dimmer Switch
- Added (2) Duplex Receptacle
- Deleted (2) 1x Single Switch & 1x 3-Way Switch

UNIT - 2 BED + C (X4)
- Added (1) 1x Single Switch, 2x Dimmer Switch & 1x 3-Way Dimmer Switch
- Added (1) 3-Way Dimmer Switch
- Deleted (1) 3-Way Switch
- Deleted (1) 3x Single Switch & 1x 3-Way Switch
- Deleted (1) Duplex Receptacle

UNIT - 2 BED + D (X8)
- Added (1) 1x Dimmer Switch & 1x 3-Way Dimmer Switch
- Added (1) 1x Single Switch & 3x 3-Way Dimmer Switch
- Added (1) 3-Way Dimmer Switch
- Deleted (1) 1x Single Switch & 1x 3-Way Switch
- Deleted (1) 1x Single Switch & 3x 3-Way Switch
- Deleted (1) 3-Way Switch
- Deleted (1) Duplex Receptacle

Clarifications:
Fixture quote attached is valid for 60 Days and if this pricing is not accepted within this timeframe, PDI will need to request an updated quote and revise and resubmit pricing. Fixture quote includes 18 months of warehouse storage only. Once 18 months of storage has been supplied, Shaw Construction will need to provide storage for fixtures until they can be installed and will be responsible if any fixtures are stollen due to unsafe or poorly secured storage area provided. PDI will not release any fixtures until we have received fully executed SCO and Light fixture product data submittal has been approved.

Pricing has been revised per the updated Market Rate Unit list that was provided by Shaw on, 8/12/26. PDI is only to provide dimming per the attached Mark Rate Unit Matrix as outlined above per unit type and quantity. For all other units, PDI will proceed based on the previous drawing revision dated 1.28.26.

Any additional costs caused by supply chain issues delaying any material for this PCO, then this pricing is subject to be revised.

In the event there is a material escalation of an item of more than 5% between the date of PCO transmittal and the date of execution (Signed CO) or Written Directive, Subcontractor shall be entitled to an equitable adjustment in the PCO price.

EXCLUSIONS

Exclusions:
- Any duties, tariffs, taxes, or similar charges imposed after date of this proposal. Any such future charges shall be extra. This includes import/export duties, customs fees, value-added taxes, and government surcharges.
- Concrete, asphalt, cutting, scanning, core drilling, slab x-rays and chipping

- Drywall repair, including patching, painting and any damage to existing finishes or other trades work directly involved
- Ceiling, wall removal and replacement
- Rework resulting from written directive not being provided in sufficient time
- Engineering fees
- Housekeeping/ transformer pad furnished and installed by others
- Expedited or overnight freight
- Schedule impacts
- Storage (unless specified above)
- Material Tax

Original contract exclusions apply. Additional equipment that is not stated in this change order is excluded. All work is assumed to be completed during regular construction schedule. Any repairs done after installation due to damage by others will be treated as added costs. Exclude all cutting and patching or replacing of finishes.

Thank you in advance for this opportunity.

WORK STATUS	SCHEDULE IMPACT: DAYS
[ ] As directed in writing, we will proceed with this proposed change order to achieve schedule.	Upon receipt of written directive or change order, we estimate that the proposed change will **increase** the project schedule by **days.**
[**X**] We will not proceed with this proposed change order. We are waiting to receive written direction.	

Power Design, Inc.	
Brad Lenhart	9/1/2026
Signature	**Date**
Brad Lenhart	Project Manager
Name (Print)	**Title**

Proposed Change Order Pricing

PCO#	**18**
PCO Date	6/19/2026
Prepared By:	DMA - KK
Date:	9/1/2026
Project Name:	West Middle Creek
Project Number:	42572-ELE
Page Number:	1

Work Description

PCO Description: PCO 18 - ASI-004 Drawing Revision

- Updating light fixtures counts.
- Updating wiring device counts.

Based on the following documents:
ASI-004 Drawing Revision Sheets

E203A - BLDG A LIGHTING PLAN LEVEL 3
- Added (1) Light Fixture S1E
- Added (2) Light Fixture D4E
- Added (2) Light Fixture S1
- Deleted (2) Light Fixture D4
- Deleted (4) Light Fixture D1E

E203B - BLDG B LIGHTING PLAN LEVEL 3 WEST
- Added (1) Light Fixture D4
- Added (2) Light Fixture S1
- Added (2) Light Fixture S1E
- Deleted (1) Light Fixture D1E
- Deleted (1) Light Fixture D4E
- Deleted (3) Light Fixture D1

E203C - BLDG B LIGHTING PLAN LEVEL 3 EAST
- Added (1) Light Fixture D4E
- Added (1) Light Fixture S1
- Added (2) Light Fixture S1E
- Added (3) Light Fixture D4
- Deleted (3) Light Fixture D1
- Deleted (3) Light Fixture D1E

E203D - BLDG C LIGHTING PLAN LEVEL 3 WEST
- Added (1) Light Fixture S1
- Added (2) Light Fixture S1E
- Deleted (1) Light Fixture D1E
- Deleted (2) Light Fixture D4E

ORIGINAL

Proposed Change Order Pricing

PCO#	**18**
PCO Date	6/19/2026
Prepared By:	DMA - KK
Date:	9/1/2026
Project Name:	West Middle Creek
Project Number:	42572-ELE
Page Number:	2

E203E - BLDG C LIGHTING PLAN LEVEL 3 EAST
- Added (1) Light Fixture S1E
- Added (2) Light Fixture S1
- Added (3) Light Fixture D4E
- Deleted (2) Light Fixture D1
- Deleted (4) Light Fixture D1E

E204A - BLDG A LIGHTING PLAN LEVEL 4
- Added (1) Light Fixture S1
- Added (2) Light Fixture D4E
- Added (2) Light Fixture S1E
- Deleted (2) Light Fixture D4
- Deleted (4) Light Fixture D1E

E204B - BLDG B LIGHTING PLAN LEVEL 4 WEST
- Added (1) Light Fixture S1
- Added (3) Light Fixture S1E
- Deleted (2) Light Fixture D1
- Deleted (2) Light Fixture D1E

E204C - BLDG B LIGHTING PLAN LEVEL 4 EAST
- Added (1) Light Fixture D4E
- Added (1) Light Fixture S1
- Added (2) Light Fixture S1E
- Added (3) Light Fixture D4
- Deleted (3) Light Fixture D1
- Deleted (3) Light Fixture D1E

E204D - BLDG C LIGHTING PLAN LEVEL 4 WEST
- Added (1) Light Fixture S1
- Added (2) Light Fixture S1E
- Deleted (1) Light Fixture D1E
- Deleted (1) Light Fixture D4
- Deleted (1) Light Fixture D4E

E204E - BLDG C LIGHTING PLAN LEVEL 4 EAST
- Added (1) Light Fixture S1E
- Added (2) Light Fixture S1
- Added (3) Light Fixture D4E
- Deleted (2) Light Fixture D1
- Deleted (4) Light Fixture D1E

ORIGINAL

Proposed Change Order Pricing

PCO#	**18**
PCO Date	6/19/2026
Prepared By:	DMA - KK
Date:	9/1/2026
Project Name:	West Middle Creek
Project Number:	42572-ELE
Page Number:	3

E205A - BLDG A LIGHTING PLAN LEVEL 5
- Added (1) Light Fixture S1E
- Added (2) Light Fixture D4E
- Added (2) Light Fixture S1
- Deleted (2) Light Fixture D4
- Deleted (4) Light Fixture D1E

E205B - BLDG B LIGHTING PLAN LEVEL 5 WEST
- Added (1) Light Fixture D4
- Added (2) Light Fixture S1
- Added (2) Light Fixture S1E
- Deleted (1) Light Fixture D1E
- Deleted (1) Light Fixture D4E
- Deleted (3) Light Fixture D1

E205C - BLDG B LIGHTING PLAN LEVEL 5 EAST
- Added (1) Light Fixture D4E
- Added (1) Light Fixture S1
- Added (2) Light Fixture S1E
- Added (3) Light Fixture D4
- Deleted (3) Light Fixture D1
- Deleted (3) Light Fixture D1E

E205D - BLDG C LIGHTING PLAN LEVEL 5 WEST
- Added (1) Light Fixture S1
- Added (2) Light Fixture S1E
- Deleted (1) Light Fixture D1E
- Deleted (1) Light Fixture D4
- Deleted (1) Light Fixture D4E

E205E - BLDG C LIGHTING PLAN LEVEL 5 EAST
- Added (2) Light Fixture D4E
- Added (2) Light Fixture S1
- Added (2) Light Fixture S1E
- Deleted (2) Light Fixture D1
- Deleted (4) Light Fixture D1E

E206A - BLDG A LIGHTING PLAN LEVEL 6
- Added (1) Light Fixture S1E
- Added (2) Light Fixture D4E
- Added (2) Light Fixture S1
- Deleted (2) Light Fixture D4
- Deleted (4) Light Fixture D1E

ORIGINAL

Proposed Change Order Pricing

PCO#	**18**
PCO Date	6/19/2026
Prepared By:	DMA - KK
Date:	9/1/2026
Project Name:	West Middle Creek
Project Number:	42572-ELE
Page Number:	4

E206B - BLDG B LIGHTING PLAN LEVEL 6 WEST
- Added (1) Light Fixture D4
- Added (2) Light Fixture S1
- Added (2) Light Fixture S1E
- Deleted (1) Light Fixture D1E
- Deleted (1) Light Fixture D4E
- Deleted (3) Light Fixture D1

E206C - BLDG B LIGHTING PLAN LEVEL 6 EAST
- Added (1) Light Fixture D4E
- Added (1) Light Fixture S1
- Added (2) Light Fixture S1E
- Added (3) Light Fixture D4
- Deleted (3) Light Fixture D1
- Deleted (3) Light Fixture D1E

E206D - BLDG C LIGHTING PLAN LEVEL 6 WEST
- Added (1) Light Fixture S1
- Added (2) Light Fixture S1E
- Deleted (1) Light Fixture D1E
- Deleted (1) Light Fixture D4
- Deleted (1) Light Fixture D4E

E206E - BLDG C LIGHTING PLAN LEVEL 6 EAST
- Added (1) Light Fixture S1E
- Added (2) Light Fixture S1
- Added (3) Light Fixture D4E
- Deleted (2) Light Fixture D1
- Deleted (4) Light Fixture D1E

E801 - ENLARGED UNIT PLANS:

UNIT - 1A (X24)
- Added (2) 1x Dimmer Switch & (1) x 3-Way Dimmer Switch
- Deleted (2) 1x Single Switch & 1x 3-Way Switch

UNIT - 1B (X4)
- Added (1) 1x Dimmer Switch & 1x 3-Way Dimmer Switch
- Added (1) 3-Way Dimmer Switch
- Added (1) Dimmer Switch
- Deleted (1) 1x Single Switch & 1x 3-Way Switch
- Deleted (1) 3-Way Switch

ORIGINAL

- Deleted (1) Single Switch

UNIT - 1C (TYPE A / MOBILITY) (X4)
- Added (2) 1x Dimmer Switch & 1x 3-Way Dimmer Switch
- Deleted (2) 1x Single Switch & 1x 3-Way Switch

UNIT - 1D (X4)
- Added (2) 1x Dimmer Switch & 1x 3-Way Dimmer Switch
- Deleted (2) 1x Single Switch & 1x 3-Way Switch

E802 - ENLARGED UNIT PLANS

UNIT - 2B (X32)
- Added (1) 2x Single Switch & 2x 3-Way Dimmer Switch
- Added (2) 3-Way Dimmer Switch
- Deleted (1) 2x Single Switch & 2x 3-Way Switch
- Deleted (2) 3-Way Switch

UNIT - 2C (X4)
- Added (1) 1x Dimmer Switch & 1x 3-Way Dimmer Switch
- Added (1) 1x Single Switch, 1x 3-Way Dimmer Switch & 1x Dimmer Switch
- Deleted (1) 1x Single Switch & 1x 3-Way Switch
- Deleted (1) 2x Single Switch & 1x 3-Way Switch

UNIT - 2D (TYPE A / MOBILITY) (X4)
- Added (1) 1x Dimmer Switch & 1x 3-Way Dimmer Switch
- Added (1) 1x Single Switch, 1x 3-Way Dimmer Switch & 1x Dimmer Switch
- Deleted (1) 1x Single Switch & 1x 3-Way Switch
- Deleted (1) 2x Single Switch & 1x 3-Way Switch

UNIT - 2BED + E (X1) Per Mark Rate List
- Added (1) 1x Dimmer Switch & 1x 3-Way Dimmer Switch
- Added (1) 1x Single Switch, 1x 3-Way Dimmer Switch & 1x Dimmer Switch
- Deleted (1) 1x Single Switch & 1x 3-Way Switch

E803 - ENLARGED UNIT PLANS

UNIT - 2 BED + B (X3)
- Added (2) 1x Dimmer Switch & 1x 3-Way Dimmer Switch
- Added (2) Duplex Receptacle
- Deleted (2) 1x Single Switch & 1x 3-Way Switch

UNIT - 2 BED + C (X4)
ORIGINAL

- Added (1) 1x Single Switch, 2x Dimmer Switch & 1x 3-Way Dimmer Switch
- Added (1) 3-Way Dimmer Switch
- Deleted (1) 3-Way Switch
- Deleted (1) 3x Single Switch & 1x 3-Way Switch
- Deleted (1) Duplex Receptacle

UNIT - 2 BED + D (X8)
- Added (1) 1x Dimmer Switch & 1x 3-Way Dimmer Switch
- Added (1) 1x Single Switch & 3x 3-Way Dimmer Switch
- Added (1) 3-Way Dimmer Switch
- Deleted (1) 1x Single Switch & 1x 3-Way Switch
- Deleted (1) 1x Single Switch & 3x 3-Way Switch
- Deleted (1) 3-Way Switch
- Deleted (1) Duplex Receptacle

Clarifications:

Fixture quote attached is valid for 60 Days and if this pricing is not accepted within this timeframe, PDI will need to request an updated quote and revise and resubmit pricing. Fixture quote includes 18 months of warehouse storage only. Once 18 months of storage has been supplied, Shaw Construction will need to provide storage for fixtures until they can be installed and will be responsible if any fixtures are stollen due to unsafe or poorly secured storage area provided. PDI will not release any fixtures until we have received fully executed SCO and Light fixture product data submittal has been approved.

Pricing has been revised per the updated Market Rate Unit list that was provided by Shaw on, 8/12/26. PDI is only to provide dimming per the attached Mark Rate Unit Matrix as outlined above per unit type and quantity. For all other units, PDI will proceed based on the previous drawing revision dated 1.28.26.

Any additional costs caused by supply chain issues delaying any material for this PCO, then this pricing is subject to be revised.

In the event there is a material escalation of an item of more than 5% between the date of PCO transmittal and the date of execution (Signed CO) or Written Directive, Subcontractor shall be entitled to an equitable adjustment in the PCO price.

Exclusions:
- Any duties, tariffs, taxes, or similar charges imposed after date of this proposal. Any such future charges shall be extra. This includes import/export duties, customs fees, value-added taxes, and government surcharges.
- Concrete, asphalt, cutting, scanning, core drilling, slab x-rays and chipping

Proposed Change Order Pricing

PCO#	**18**
PCO Date	6/19/2026
Prepared By:	DMA - KK
Date:	9/1/2026
Project Name:	West Middle Creek
Project Number:	42572-ELE
Page Number:	7

- Drywall repair, including patching, painting and any damage to existing finishes or other trades work directly involved
- Ceiling, wall removal and replacement
- Rework resulting from written directive not being provided in sufficient time
- Engineering fees
- Housekeeping/ transformer pad furnished and installed by others
- Expedited or overnight freight
- Schedule impacts
- Storage (unless specified above)
- Material Tax

Original contract exclusions apply. Additional equipment that is not stated in this change order is excluded. All work is assumed to be completed during regular construction schedule. Any repairs done after installation due to damage by others will be treated as added costs. Exclude all cutting and patching or replacing of finishes.

Thank you in advance for this opportunity.

Itemized Breakdown

Drawing	Material($)	Labor Hrs
|| E203A - BLDG A LIGHTING PLAN LEVEL 3	-1.96	-2.00
|| E203B - BLDG B LIGHTING PLAN LEVEL 3 WEST	6.64	0.28
|| E203C - BLDG B LIGHTING PLAN LEVEL 3 EAST	48.43	3.93
|| E203D - BLDG C LIGHTING PLAN LEVEL 3 WEST	6.64	0.28
|| E203E - BLDG C LIGHTING PLAN LEVEL 3 EAST	26.55	1.10
|| E204A - BLDG A LIGHTING PLAN LEVEL 4	-1.96	-2.00
|| E204B - BLDG B LIGHTING PLAN LEVEL 4 WEST	13.28	0.55
|| E204C - BLDG B LIGHTING PLAN LEVEL 4 EAST	48.43	3.93
|| E204D - BLDG C LIGHTING PLAN LEVEL 4 WEST	6.64	0.28
|| E204E - BLDG C LIGHTING PLAN LEVEL 4 EAST	26.55	1.10
|| E205A - BLDG A LIGHTING PLAN LEVEL 5	-1.96	-2.00
|| E205B - BLDG B LIGHTING PLAN LEVEL 5 WEST	6.64	0.28
|| E205C - BLDG B LIGHTING PLAN LEVEL 5 EAST	48.43	3.93
|| E205D - BLDG C LIGHTING PLAN LEVEL 5 WEST	6.64	0.28
|| E205E - BLDG C LIGHTING PLAN LEVEL 5 EAST	26.55	1.10
|| E206A - BLDG A LIGHTING PLAN LEVEL 6	-1.96	-2.00
|| E206B - BLDG B LIGHTING PLAN LEVEL 6 WEST	6.64	0.28
|| E206C - BLDG B LIGHTING PLAN LEVEL 6 EAST	48.43	3.93
|| E206D - BLDG C LIGHTING PLAN LEVEL 6 WEST	6.64	0.28
|| E206E - BLDG C LIGHTING PLAN LEVEL 6 EAST	26.55	1.10
|| E801 - ENLARGED UNIT PLANS	11,296.60	56.41
|| E802 - ENLARGED UNIT PLANS	14,385.77	135.79
|| E803 - ENLARGED UNIT PLANS	5,669.90	7.90
Total	**31,704.11**	**214.73**

ORIGINAL

Proposed Change Order Pricing

PCO#	**18**
PCO Date	6/19/2026
Prepared By:	DMA - KK
Date:	9/1/2026
Project Name:	West Middle Creek
Project Number:	42572-ELE
Page Number:	8

E203A - BLDG A LIGHTING PLAN LEVEL 3

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE S1E	1	0.00	1.00
LIGHT FIXTURE D4E	2	0.00	2.00
LIGHT FIXTURE S1	2	0.00	2.00
LIGHT FIXTURE D4	-2	-0.00	-2.00
LIGHT FIXTURE D1E	-4	-0.00	-4.00
#12/2C SOLID NM-B - CU	-25	-20.82	-1.09
1" ROMEX STAPLE	-5	-0.08	-0.25
WIRE CONN RED	-3	-0.29	-0.24
4x 2 1/8" RND NM BOX W/ BAR HNGR	3	21.19	0.82
3/8" PLASTIC ROMEX CONNECTOR NM94	-8	-1.70	-0.00
#8x 1 WOOD SCREW	-4	-0.26	-0.25
Totals	**-43**	**-1.95**	**-2.01**

E203B - BLDG B LIGHTING PLAN LEVEL 3 WEST

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE S1E	2	0.00	2.00
LIGHT FIXTURE D4E	-1	-0.00	-1.00
LIGHT FIXTURE S1	2	0.00	2.00
LIGHT FIXTURE D4	1	0.00	1.00
LIGHT FIXTURE D1E	-1	-0.00	-1.00
LIGHT FIXTURE D1	-3	-0.00	-3.00
#12/2C SOLID NM-B - CU	0	0.00	0.00
1" ROMEX STAPLE	0	0.00	0.00
WIRE CONN RED	0	0.00	0.00
4x 2 1/8" RND NM BOX W/ BAR HNGR	1	7.06	0.28
3/8" PLASTIC ROMEX CONNECTOR NM94	-2	-0.42	-0.00
#8x 1 WOOD SCREW	0	0.00	0.00
Totals	**-1**	**6.64**	**0.28**

E203C - BLDG B LIGHTING PLAN LEVEL 3 EAST

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE S1E	2	0.00	2.00
LIGHT FIXTURE D4E	1	0.00	1.00
LIGHT FIXTURE S1	1	0.00	1.00
LIGHT FIXTURE D4	3	0.00	3.00
LIGHT FIXTURE D1E	-3	-0.00	-3.00
LIGHT FIXTURE D1	-3	-0.00	-3.00
#12/2C SOLID NM-B - CU	25	20.82	1.09
1" ROMEX STAPLE	5	0.08	0.25
WIRE CONN RED	3	0.29	0.24
4x 2 1/8" RND NM BOX W/ BAR HNGR	4	28.25	1.10
3/8" PLASTIC ROMEX CONNECTOR NM94	-6	-1.27	-0.00
#8x 1 WOOD SCREW	4	0.26	0.25

ORIGINAL

Proposed Change Order Pricing

PCO#	**18**
PCO Date	6/19/2026
Prepared By:	DMA - KK
Date:	9/1/2026
Project Name:	West Middle Creek
Project Number:	42572-ELE
Page Number:	9

Description	Qty	Total Mat.	Total Hrs.
Totals	**36**	**48.43**	**3.93**

E203D - BLDG C LIGHTING PLAN LEVEL 3 WEST

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE S1E	2	0.00	2.00
LIGHT FIXTURE D4E	-2	-0.00	-2.00
LIGHT FIXTURE S1	1	0.00	1.00
LIGHT FIXTURE D1E	-1	-0.00	-1.00
#12/2C SOLID NM-B - CU	0	0.00	0.00
1" ROMEX STAPLE	0	0.00	0.00
WIRE CONN RED	0	0.00	0.00
4x 2 1/8" RND NM BOX W/ BAR HNGR	1	7.06	0.28
3/8" PLASTIC ROMEX CONNECTOR NM94	-2	-0.42	-0.00
#8x 1 WOOD SCREW	0	0.00	0.00
Totals	**-1**	**6.64**	**0.28**

E203E - BLDG C LIGHTING PLAN LEVEL 3 EAST

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE S1E	1	0.00	1.00
LIGHT FIXTURE D4E	3	0.00	3.00
LIGHT FIXTURE S1	2	0.00	2.00
LIGHT FIXTURE D1E	-4	-0.00	-4.00
LIGHT FIXTURE D1	-2	-0.00	-2.00
#12/2C SOLID NM-B - CU	0	0.00	0.00
1" ROMEX STAPLE	0	0.00	0.00
WIRE CONN RED	0	0.00	0.00
4x 2 1/8" RND NM BOX W/ BAR HNGR	4	28.25	1.10
3/8" PLASTIC ROMEX CONNECTOR NM94	-8	-1.70	-0.00
#8x 1 WOOD SCREW	0	0.00	0.00
Totals	**-4**	**26.56**	**1.10**

E204A - BLDG A LIGHTING PLAN LEVEL 4

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE S1E	2	0.00	2.00
LIGHT FIXTURE D4E	2	0.00	2.00
LIGHT FIXTURE S1	1	0.00	1.00
LIGHT FIXTURE D4	-2	-0.00	-2.00
LIGHT FIXTURE D1E	-4	-0.00	-4.00
#12/2C SOLID NM-B - CU	-25	-20.82	-1.09

ORIGINAL

Proposed Change Order Pricing

PCO# 18
PCO Date 6/19/2026
Prepared By: DMA - KK
Date: 9/1/2026
Project Name: West Middle Creek
Project Number: 42572-ELE
Page Number: 10

Description	Qty	Total Mat.	Total Hrs.
1" ROMEX STAPLE	-5	-0.08	-0.25
WIRE CONN RED	-3	-0.29	-0.24
4x 2 1/8" RND NM BOX W/ BAR HNGR	3	21.19	0.82
3/8" PLASTIC ROMEX CONNECTOR NM94	-8	-1.70	-0.00
#8x 1 WOOD SCREW	-4	-0.26	-0.25
Totals	**-43**	**-1.95**	**-2.01**

E204B - BLDG B LIGHTING PLAN LEVEL 4 WEST

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE S1E	3	0.00	3.00
LIGHT FIXTURE S1	1	0.00	1.00
LIGHT FIXTURE D1E	-2	-0.00	-2.00
LIGHT FIXTURE D1	-2	-0.00	-2.00
#12/2C SOLID NM-B - CU	0	0.00	0.00
1" ROMEX STAPLE	0	0.00	0.00
WIRE CONN RED	0	0.00	0.00
4x 2 1/8" RND NM BOX W/ BAR HNGR	2	14.13	0.55
3/8" PLASTIC ROMEX CONNECTOR NM94	-4	-0.85	-0.00
#8x 1 WOOD SCREW	0	0.00	0.00
Totals	**-2**	**13.28**	**0.55**

E204C - BLDG B LIGHTING PLAN LEVEL 4 EAST

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE S1E	2	0.00	2.00
LIGHT FIXTURE D4E	1	0.00	1.00
LIGHT FIXTURE S1	1	0.00	1.00
LIGHT FIXTURE D4	3	0.00	3.00
LIGHT FIXTURE D1E	-3	-0.00	-3.00
LIGHT FIXTURE D1	-3	-0.00	-3.00
#12/2C SOLID NM-B - CU	25	20.82	1.09
1" ROMEX STAPLE	5	0.08	0.25
WIRE CONN RED	3	0.29	0.24
4x 2 1/8" RND NM BOX W/ BAR HNGR	4	28.25	1.10
3/8" PLASTIC ROMEX CONNECTOR NM94	-6	-1.27	-0.00
#8x 1 WOOD SCREW	4	0.26	0.25
Totals	**36**	**48.43**	**3.93**

E204D - BLDG C LIGHTING PLAN LEVEL 4 WEST

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE S1E	2	0.00	2.00
LIGHT FIXTURE D4E	-1	-0.00	-1.00
LIGHT FIXTURE S1	1	0.00	1.00
LIGHT FIXTURE D4	-1	-0.00	-1.00
LIGHT FIXTURE D1E	-1	-0.00	-1.00

ORIGINAL

Proposed Change Order Pricing

PCO# 18
PCO Date 6/19/2026
Prepared By: DMA - KK
Date: 9/1/2026
Project Name: West Middle Creek
Project Number: 42572-ELE
Page Number: 11

Description	Qty	Total Mat.	Total Hrs.
#12/2C SOLID NM-B - CU	0	0.00	0.00
1" ROMEX STAPLE	0	0.00	0.00
WIRE CONN RED	0	0.00	0.00
4x 2 1/8" RND NM BOX W/ BAR HNGR	1	7.06	0.28
3/8" PLASTIC ROMEX CONNECTOR NM94	-2	-0.42	-0.00
#8x 1 WOOD SCREW	0	0.00	0.00
Totals	**-1**	**6.64**	**0.28**

E204E - BLDG C LIGHTING PLAN LEVEL 4 EAST

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE S1E	1	0.00	1.00
LIGHT FIXTURE D4E	3	0.00	3.00
LIGHT FIXTURE S1	2	0.00	2.00
LIGHT FIXTURE D1E	-4	-0.00	-4.00
LIGHT FIXTURE D1	-2	-0.00	-2.00
#12/2C SOLID NM-B - CU	0	0.00	0.00
1" ROMEX STAPLE	0	0.00	0.00
WIRE CONN RED	0	0.00	0.00
4x 2 1/8" RND NM BOX W/ BAR HNGR	4	28.25	1.10
3/8" PLASTIC ROMEX CONNECTOR NM94	-8	-1.70	-0.00
#8x 1 WOOD SCREW	0	0.00	0.00
Totals	**-4**	**26.56**	**1.10**

E205A - BLDG A LIGHTING PLAN LEVEL 5

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE S1E	1	0.00	1.00
LIGHT FIXTURE D4E	2	0.00	2.00
LIGHT FIXTURE S1	2	0.00	2.00
LIGHT FIXTURE D4	-2	-0.00	-2.00
LIGHT FIXTURE D1E	-4	-0.00	-4.00
#12/2C SOLID NM-B - CU	-25	-20.82	-1.09
1" ROMEX STAPLE	-5	-0.08	-0.25
WIRE CONN RED	-3	-0.29	-0.24
4x 2 1/8" RND NM BOX W/ BAR HNGR	3	21.19	0.82
3/8" PLASTIC ROMEX CONNECTOR NM94	-8	-1.70	-0.00
#8x 1 WOOD SCREW	-4	-0.26	-0.25
Totals	**-43**	**-1.95**	**-2.01**

E205B - BLDG B LIGHTING PLAN LEVEL 5 WEST

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE S1E	2	0.00	2.00
LIGHT FIXTURE D4E	-1	-0.00	-1.00
LIGHT FIXTURE S1	2	0.00	2.00
LIGHT FIXTURE D4	1	0.00	1.00

ORIGINAL

Proposed Change Order Pricing

PCO# 18
PCO Date 6/19/2026
Prepared By: DMA - KK
Date: 9/1/2026
Project Name: West Middle Creek
Project Number: 42572-ELE
Page Number: 12

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE D1E	-1	-0.00	-1.00
LIGHT FIXTURE D1	-3	-0.00	-3.00
#12/2C SOLID NM-B - CU	0	0.00	0.00
1" ROMEX STAPLE	0	0.00	0.00
WIRE CONN RED	0	0.00	0.00
4x 2 1/8" RND NM BOX W/ BAR HNGR	1	7.06	0.28
3/8" PLASTIC ROMEX CONNECTOR NM94	-2	-0.42	-0.00
#8x 1 WOOD SCREW	0	0.00	0.00
Totals	**-1**	**6.64**	**0.28**

E205C - BLDG B LIGHTING PLAN LEVEL 5 EAST

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE S1E	2	0.00	2.00
LIGHT FIXTURE D4E	1	0.00	1.00
LIGHT FIXTURE S1	1	0.00	1.00
LIGHT FIXTURE D4	3	0.00	3.00
LIGHT FIXTURE D1E	-3	-0.00	-3.00
LIGHT FIXTURE D1	-3	-0.00	-3.00
#12/2C SOLID NM-B - CU	25	20.82	1.09
1" ROMEX STAPLE	5	0.08	0.25
WIRE CONN RED	3	0.29	0.24
4x 2 1/8" RND NM BOX W/ BAR HNGR	4	28.25	1.10
3/8" PLASTIC ROMEX CONNECTOR NM94	-6	-1.27	-0.00
#8x 1 WOOD SCREW	4	0.26	0.25
Totals	**36**	**48.43**	**3.93**

E205D - BLDG C LIGHTING PLAN LEVEL 5 WEST

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE S1E	2	0.00	2.00
LIGHT FIXTURE D4E	-1	-0.00	-1.00
LIGHT FIXTURE S1	1	0.00	1.00
LIGHT FIXTURE D4	-1	-0.00	-1.00
LIGHT FIXTURE D1E	-1	-0.00	-1.00
#12/2C SOLID NM-B - CU	0	0.00	0.00
1" ROMEX STAPLE	0	0.00	0.00
WIRE CONN RED	0	0.00	0.00
4x 2 1/8" RND NM BOX W/ BAR HNGR	1	7.06	0.28
3/8" PLASTIC ROMEX CONNECTOR NM94	-2	-0.42	-0.00
#8x 1 WOOD SCREW	0	0.00	0.00
Totals	**-1**	**6.64**	**0.28**

E205E - BLDG C LIGHTING PLAN LEVEL 5 EAST

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE S1E	2	0.00	2.00

ORIGINAL

Proposed Change Order Pricing

PCO# 18
PCO Date 6/19/2026
Prepared By: DMA - KK
Date: 9/1/2026
Project Name: West Middle Creek
Project Number: 42572-ELE
Page Number: 13

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE D4E	2	0.00	2.00
LIGHT FIXTURE S1	2	0.00	2.00
LIGHT FIXTURE D1E	-4	-0.00	-4.00
LIGHT FIXTURE D1	-2	-0.00	-2.00
#12/2C SOLID NM-B - CU	0	0.00	0.00
1" ROMEX STAPLE	0	0.00	0.00
WIRE CONN RED	0	0.00	0.00
4x 2 1/8" RND NM BOX W/ BAR HNGR	4	28.25	1.10
3/8" PLASTIC ROMEX CONNECTOR NM94	-8	-1.70	-0.00
#8x 1 WOOD SCREW	0	0.00	0.00
Totals	**-4**	**26.56**	**1.10**

E206A - BLDG A LIGHTING PLAN LEVEL 6

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE S1E	1	0.00	1.00
LIGHT FIXTURE D4E	2	0.00	2.00
LIGHT FIXTURE S1	2	0.00	2.00
LIGHT FIXTURE D4	-2	-0.00	-2.00
LIGHT FIXTURE D1E	-4	-0.00	-4.00
#12/2C SOLID NM-B - CU	-25	-20.82	-1.09
1" ROMEX STAPLE	-5	-0.08	-0.25
WIRE CONN RED	-3	-0.29	-0.24
4x 2 1/8" RND NM BOX W/ BAR HNGR	3	21.19	0.82
3/8" PLASTIC ROMEX CONNECTOR NM94	-8	-1.70	-0.00
#8x 1 WOOD SCREW	-4	-0.26	-0.25
Totals	**-43**	**-1.95**	**-2.01**

E206B - BLDG B LIGHTING PLAN LEVEL 6 WEST

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE S1E	2	0.00	2.00
LIGHT FIXTURE D4E	-1	-0.00	-1.00
LIGHT FIXTURE S1	2	0.00	2.00
LIGHT FIXTURE D4	1	0.00	1.00
LIGHT FIXTURE D1E	-1	-0.00	-1.00
LIGHT FIXTURE D1	-3	-0.00	-3.00
#12/2C SOLID NM-B - CU	0	0.00	0.00
1" ROMEX STAPLE	0	0.00	0.00
WIRE CONN RED	0	0.00	0.00
4x 2 1/8" RND NM BOX W/ BAR HNGR	1	7.06	0.28
3/8" PLASTIC ROMEX CONNECTOR NM94	-2	-0.42	-0.00
#8x 1 WOOD SCREW	0	0.00	0.00
Totals	**-1**	**6.64**	**0.28**

E206C - BLDG B LIGHTING PLAN LEVEL 6 EAST

ORIGINAL

Proposed Change Order Pricing

PCO# 18
PCO Date 6/19/2026
Prepared By: DMA - KK
Date: 9/1/2026
Project Name: West Middle Creek
Project Number: 42572-ELE
Page Number: 14

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE S1E	2	0.00	2.00
LIGHT FIXTURE D4E	1	0.00	1.00
LIGHT FIXTURE S1	1	0.00	1.00
LIGHT FIXTURE D4	3	0.00	3.00
LIGHT FIXTURE D1E	-3	-0.00	-3.00
LIGHT FIXTURE D1	-3	-0.00	-3.00
#12/2C SOLID NM-B - CU	25	20.82	1.09
1" ROMEX STAPLE	5	0.08	0.25
WIRE CONN RED	3	0.29	0.24
4x 2 1/8" RND NM BOX W/ BAR HNGR	4	28.25	1.10
3/8" PLASTIC ROMEX CONNECTOR NM94	-6	-1.27	-0.00
#8x 1 WOOD SCREW	4	0.26	0.25
Totals	**36**	**48.43**	**3.93**

E206D - BLDG C LIGHTING PLAN LEVEL 6 WEST

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE S1E	2	0.00	2.00
LIGHT FIXTURE D4E	-1	-0.00	-1.00
LIGHT FIXTURE S1	1	0.00	1.00
LIGHT FIXTURE D4	-1	-0.00	-1.00
LIGHT FIXTURE D1E	-1	-0.00	-1.00
#12/2C SOLID NM-B - CU	0	0.00	0.00
1" ROMEX STAPLE	0	0.00	0.00
WIRE CONN RED	0	0.00	0.00
4x 2 1/8" RND NM BOX W/ BAR HNGR	1	7.06	0.28
3/8" PLASTIC ROMEX CONNECTOR NM94	-2	-0.42	-0.00
#8x 1 WOOD SCREW	0	0.00	0.00
Totals	**-1**	**6.64**	**0.28**

E206E - BLDG C LIGHTING PLAN LEVEL 6 EAST

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE S1E	1	0.00	1.00
LIGHT FIXTURE D4E	3	0.00	3.00
LIGHT FIXTURE S1	2	0.00	2.00
LIGHT FIXTURE D1E	-4	-0.00	-4.00
LIGHT FIXTURE D1	-2	-0.00	-2.00
#12/2C SOLID NM-B - CU	0	0.00	0.00
1" ROMEX STAPLE	0	0.00	0.00
WIRE CONN RED	0	0.00	0.00
4x 2 1/8" RND NM BOX W/ BAR HNGR	4	28.25	1.10
3/8" PLASTIC ROMEX CONNECTOR NM94	-8	-1.70	-0.00
#8x 1 WOOD SCREW	0	0.00	0.00
Totals	**-4**	**26.56**	**1.10**

E801 - ENLARGED UNIT PLANS

ORIGINAL

Proposed Change Order Pricing

PCO# 18
PCO Date 6/19/2026
Prepared By: DMA - KK
Date: 9/1/2026
Project Name: West Middle Creek
Project Number: 42572-ELE
Page Number: 15

Description	Qty	Total Mat.	Total Hrs.
#14/2C SOLID NM-B - CU	0	0.00	0.00
#12/2C SOLID NM-B - CU	120	99.91	5.25
#14/3C SOLID NM-B - CU	0	0.00	0.00
1" ROMEX STAPLE	16	0.27	0.80
WIRE CONN RED	8	0.76	0.64
1G NM DEV BOX 2 3/4" DEEP W/ NAILS - 18.0ci	0	0.00	0.00
1G NM DEV BOX 3 3/8" DEEP W/ NAILS - 22.5ci	4	5.71	1.20
2G NM DEV BOX 2 7/8" DEEP W/ NAILS - 35.0ci	0	0.00	0.00
WOOD STUD PROTECTION PLT	8	1.84	0.30
1G TGL SWITCH PLATE - PLASTIC	0	0.00	0.00
2G TGL SWITCH PLATE - PLASTIC	0	0.00	0.00
1G DECORATOR PLATE - PLASTIC	4	2.85	0.50
15A 120V S/P SW - TOGGLE (GP)*	-72	-77.93	-12.53
15A 120V 3/W SW - TOGGLE (GP)*	-72	-143.63	-21.89
DIMMER S/P - TOGGLE	72	5,652.72	40.32
DIMMER 3-WAY - TOGGLE	72	5,652.72	40.32
15A 125V TAMPER RESISTANT GFCI*	4	101.38	1.50
CABLE STAND OFFS (CS4)	0	0.00	0.00
Totals	**164**	**11,296.61**	**56.41**

E802 - ENLARGED UNIT PLANS

Description	Qty	Total Mat.	Total Hrs.
#14/2C SOLID NM-B - CU	0	0.00	0.00
#12/2C SOLID NM-B - CU	1,080	899.21	47.25
#14/3C SOLID NM-B - CU	0	0.00	0.00
1" ROMEX STAPLE	144	2.43	7.20
WIRE CONN RED	72	6.87	5.76
1G NM DEV BOX 2 3/4" DEEP W/ NAILS - 18.0ci	4	4.61	1.20
1G NM DEV BOX 3 3/8" DEEP W/ NAILS - 22.5ci	32	45.68	9.60
2G NM DEV BOX 2 7/8" DEEP W/ NAILS - 35.0ci	0	0.00	0.00
3G NM DEV BOX 3" DEEP W/ DEVICE QUICK CONNECT	0	0.00	0.00
4G NM DEV BOX 3" DEEP W/ DEVICE QUICK CONNECT	0	0.00	0.00
WOOD STUD PROTECTION PLT	72	16.56	2.70
1G TGL SWITCH PLATE - PLASTIC	0	0.00	0.00
2G TGL SWITCH PLATE - PLASTIC	0	0.00	0.00
3G TGL SWITCH PLATE - PLASTIC	0	0.00	0.00
4G TGL SWITCH PLATE - PLASTIC	0	0.00	0.00
1G DUPLEX REC PLATE - PLASTIC	4	2.52	0.50
1G DECORATOR PLATE - PLASTIC	32	22.82	4.00
15A 120V S/P SW - TOGGLE (GP)*	-18	-19.48	-3.13
15A 120V 3/W SW - TOGGLE (GP)*	-146	-291.24	-44.38
DIMMER S/P - TOGGLE	18	1,413.18	10.08
DIMMER 3-WAY - TOGGLE	146	11,462.46	81.76
15A 125V TAMPER RESISTANT DUP REC (GP)*	4	9.08	1.25
15A 125V TAMPER RESISTANT GFCI*	32	811.07	12.00
CABLE STAND OFFS (CS4)	0	0.00	0.00
Totals	**1,476**	**14,385.76**	**135.78**

ORIGINAL

Proposed Change Order Pricing

PCO# 18
PCO Date 6/19/2026
Prepared By: DMA - KK
Date: 9/1/2026
Project Name: West Middle Creek
Project Number: 42572-ELE
Page Number: 16

E803 - ENLARGED UNIT PLANS

Description	Qty	Total Mat.	Total Hrs.
#14/2C SOLID NM-B - CU	-80	-52.53	-3.00
#12/2C SOLID NM-B - CU	-180	-149.87	-7.88
#14/3C SOLID NM-B - CU	80	65.69	3.50
1" ROMEX STAPLE	-24	-0.40	-1.20
WIRE CONN RED	-12	-1.15	-0.96
1G NM DEV BOX 2 3/4" DEEP W/ NAILS - 18.0ci	-6	-6.91	-1.80
2G NM DEV BOX 2 7/8" DEEP W/ NAILS - 35.0ci	0	0.00	0.00
4G NM DEV BOX 3" DEEP W/ DEVICE QUICK CONNECT	0	0.00	0.00
WOOD STUD PROTECTION PLT	-12	-2.76	-0.45
1G TGL SWITCH PLATE - PLASTIC	0	0.00	0.00
2G TGL SWITCH PLATE - PLASTIC	0	0.00	0.00
4G TGL SWITCH PLATE - PLASTIC	0	0.00	0.00
1G DUPLEX REC PLATE - PLASTIC	-6	-3.78	-0.75
15A 120V S/P SW - TOGGLE (GP)*	-22	-23.81	-3.83
15A 120V 3/W SW - TOGGLE (GP)*	-54	-107.72	-16.42
DIMMER S/P - TOGGLE	22	1,727.22	12.32
DIMMER 3-WAY - TOGGLE	54	4,239.54	30.24
15A 125V TAMPER RESISTANT DUP REC (GP)*	-6	-13.62	-1.87
CABLE STAND OFFS (CS4)	0	0.00	0.00
Totals	**-246**	**5,669.90**	**7.91**

Summary

MATERIAL		
General Materials		31,704.16
Lighting Fixtures		150,373.30
Total Material		**182,077.46**
LABOR		
Electrician	(214.68 Hrs @ $95.00)	20,394.60
Foreman	(21.47 Hrs @ $110.00)	2,361.70
Total Labor		**22,756.30**
Overhead	(@ 15.000 %)	30,725.06
SUBCONTRACTS		
Light Fixture Return Fee		6,049.65
Warranty		4,832.17
Final Adjustment		0.36
Final Amount		**$246,441.00**

ORIGINAL

Building	Level	Unit Type	Unit	2 bedroom	1 bedroom
A		3 2 + D	A301	1	
A		3 2 + C	A302	1	
A		3 2 + E	A308	1	
A		3 2 + D	A309	1	
B		3 2B	B301	1	
B		3 2B.1	B302	1	
B		3 1D	B305		1
B		3 1A.1	B309		1
B		3 1A.1	B313		1
B		3 1A.1	B319		1
B		3 1C	B323		1
B		3 1B.1	B325		1
B		3 2B	B327	1	
B		3 2B.1	B328	1	
C		3 2B.2	C301	1	
C		3 2B.1	C302	1	
C		3 2C	C305	1	
C		3 1A.1	C311		1
C		3 2D	C315	1	
C		3 1A.2	C321		1
C		3 1A.2	C323		1
C		3 2B	C327	1	
C		3 2B	C329	1	
A		4 2 + D	A401	1	
A		4 2 + C	A402	1	
A		4 2 + B.1	A408	1	
A		4 2 + D	A409	1	
B		4 2B	B401	1	
B		4 2B.1	B402	1	
B		4 1D	B405		1
B		4 1A.1	B409		1
B		4 1A.1	B413		1
B		4 1A.1	B419		1
B		4 1C	B423		1
B		4 1B.1	B425		1
B		4 2B	B427	1	
B		4 2B.1	B428	1	
C		4 2B.2	C401	1	
C		4 2B.1	C402	1	
C		4 2C	C405	1	
C		4 1A.1	C411		1
C		4 2D	C415	1	
C		4 1A.2	C421		1
C		4 1A.2	C423		1
C		4 2B	C427	1	
C		4 2B	C429	1	

A	5 2 + D	A501	1		
A	5 2 + C	A502	1		
A	5 2 + B.1	A508	1		
A	5 2 + D	A509	1		
B	5 2B	B501	1		
B	5 2B.1	B502	1		
B	5 1D	B505		1	
B	5 1A.1	B509		1	
B	5 1A.1	B513		1	
B	5 1A.1	B519		1	
B	5 1C	B523		1	
B	5 1B.1	B525		1	
B	5 2B	B527	1		
B	5 2B.1	B528	1		
C	5 2B.2	C501	1		
C	5 2B.1	C502	1		
C	5 2C	C505	1		
C	5 1A.1	C511		1	
C	5 2D	C515	1		
C	5 1A.2	C521		1	
C	5 1A.2	C523		1	
C	5 2B	C527	1		
C	5 2B	C529	1		
A	6 2 + D	A601	1		
A	6 2 + C	A602	1		
A	6 2 + B.1	A608	1		
A	6 2 + D	A609	1		
B	6 2B	B601	1		
B	6 2B.1	B602	1		
B	6 1D	B605		1	
B	6 1A.1	B609		1	
B	6 1A.1	B613		1	
B	6 1A.1	B619		1	
B	6 1C	B623		1	
B	6 1B.1	B625		1	
B	6 2B	B627	1		
B	6 2B.1	B628	1		
C	6 2B.2	C601	1		
C	6 2B.1	C602	1		
C	6 2C	C605	1		
C	6 1A.1	C611		1	
C	6 2D	C615	1		
C	6 1A.2	C621		1	
C	6 1A.2	C623		1	
C	6 2B	C627	1		
C	6 2B	C629	1		
			56	36	92

ILCSTUDIOS

2301 Blake Street, Suite 100 Denver, CO 80205

PRICING

PRICING #
ASI 04/ UNIT BETTERMENTS

DATE
7/14/26

PROJECT
WEST MIDDLE CREEK

DESCRIPTION
ASI 04/ UNIT BETTERMENTS

TYPE	MANUFACTURER	PART #	QTY	UNIT $	TOTAL $
		MARKET RATE UNITS (92 UNITS)			
R1	ELUMA	DL-7-3000	-683	$15.58	-$10,644.16
R2	ELUMA	DL-7-3000-W	-162	$15.58	-$2,524.68
R1	ELUMA	DL-7-5CCT-B	845	$15.58	$13,168.83
R4	ELUMA	CF-52-3000-"Finish"-STEM	-148	$187.01	-$27,677.92
R4	ELUMA	CF-52-3000-B-CH	148	$203.57	$30,128.57
R3	NORA LIGHITNG	NTLE-864930NW	-44	$90.91	-$4,000.00
R3	KUZCO LIGHITNG	WYNWOOD 52 PENDANT LP355652UBGO	44	$1,703.90	$74,971.43
R3-L	SATCO	S11224	264	$14.68	$3,874.29
R5	KUZCO LIGHITNG	VL63425-*	-52	$117.60	-$6,115.06
R6	KUZCO LIGHITNG	VL63436-*	-85	$154.48	-$13,130.84
R5	KUZCO LIGHITNG	WYNWOOD 23 VANITY WV355223UBGO	137	$361.04	$49,462.34
R5-L	SATCO	S11224	274	$14.68	$4,021.04
		WORK FORCE UNITS (176 UNITS)			
R1	ELUMA	DL-7-3000	-1108	$15.58	-$17,267.53
R2	ELUMA	DL-7-3000-W	-242	$15.58	-$3,771.43
R1	ELUMA	DL-7-5CCT-B	1350	$15.58	$21,038.96
R4	ELUMA	CF-52-3000-"Finish"-STEM	-204	$187.01	-$38,150.65
R4	ELUMA	CF-52-3000-B-CH	204	$203.57	$41,528.57
		ASI 04			
D4	ELUMA	DL-5-5CCT-B	4	$14.43	$57.71
D4E	ELUMA	DL-5-5CCT-B	15	$14.43	$216.43
D1E	ELUMA	DL-7-3000	-53	$15.58	-$825.97
S1	MAJESTIC LIGHTING	C1302	30	$77.92	$2,337.66
S1E	MAJESTIC LIGHTING	C1302	37	$77.92	$2,883.12
S1/ S1E-L	TBD	TBD	67	$7.53	$504.68
R1	ELUMA	DL-7-5CCT-B	8	$14.43	$115.43
CON-1	WATTSTOPPER	DRAWING UPDATE	1	$882.35	$882.35

SUBTOTAL	$121,083.16
FREIGHT	$8,233.93
(18 months) **WAREHOUSING**	$7,386.07
SUBTOTAL	$136,703.17
10% handling Fee:	**$13,670.30**
TOTAL:	**$150,373.30**

ILCSTUDIOS

2301 Blake Street, Suite 100 Denver, CO 80205

PRICING

PRICING #
ASI 04

DATE
3/2/2026

PROJECT
WEST MIDDLE CREEK

DESCRIPTION
ASI 04

TYPE	MANUFACTURER	PART #	QTY	UNIT $	TOTAL $
D4	ELUMA	DL-5-5CCT-B	4	$14.43	$57.71
D4E	ELUMA	DL-5-5CCT-B	15	$14.43	$216.43
D1E	ELUMA	DL-7-3000	-53	$15.58	-$825.97
S1	MAJESTIC LIGHTING	C1302	30	$77.92	$2,337.66
S1E	MAJESTIC LIGHTING	C1302	37	$77.92	$2,883.12
S1/ S1E-L	TBD	TBD	67	$7.53	$504.68
R1	ELUMA	DL-7-5CCT-B	8	$14.43	$115.43
CON-1	WATTSTOPPER	DRAWING UPDATE	1	$882.35	$882.35

SUBTOTAL	$6,171.40
FREIGHT	$419.94
WAREHOUSING	$376.46
TOTAL	$6,967.80

Proposed Dimmer Toggle

Pass and Seymour

Discontinued - TradeMaster® LED/CFL/Incandescent Single Pole/3-Way Toggle Slide Dimmer, Preset, White

Part No. TSDCL303PW



TradeMaster® Toggle Slide Dimmer is designed for use with compact fuorescent or LED lighting fixtures. This single pole 3-way switch can be used in a two-location layout. The slide can be set to your prefered level and then toggle on and off providing instant repeatablility. This switch offers dependability and a lifetime warranty.

Features & Benefits

- Matches appearance of standard Pass and Seymour toggle switch
- Interchangeable face covers are available in seven different colors
- Lifetime warranty
- All models are Single Pole/3-Way capable
- Highest wattage rating

Specifications

General Info

Product Line	Pass & Seymour	Replaced by Part Number	TSDL153PW
Color	White	Finish	Gloss
UPC Number	785007215908	Country Of Origin	China
Material	Steel, Thermoplastic	Product Series	Trademaster
Features	Color Change Kit, Low-End Trim (Dim Range)	Switch Type	Slider, Toggle
Number of Switches	1	Application Sector	Residential
Warranty Type	Limited Lifetime Warranty		

Dimensions

Product Width US	2.5 in	Product Depth US	1.4 in
Product Height US	4.19 in		

Technical Information

Preset	Yes	Load Rating	120V 2.5A 300W (LED), 120V 4.5A 450W (CFL), 120V 700W (Halogen), 120V 700W (Incandescent)
Dimming Compatibility	Forward Phase	Frequency Rating	60 Hz

Number of Poles	Single Pole 3-Way	Wire Size	#14 - #10 AWG
Requires Neutral Wire	No	Indoor/Outdoor	Indoor
Mounting Type	Wall Box	Wire Connection Type	Screw Terminals
Voltage	120 VAC	Load Type	CFL, Halogen, Incandescent, LED

Pending Change Order
No. 051

West Middle Creek
351 N Frontage Rd W
Vail, CO 81657

Project No: 20419-

PCO No. 051 ASI 05 **Date Sent: 8/11/2026**

Transmitted To:

Jason Dietz, Director of Housing
Town of Vail
1309 Elkhorn Drive
Vail, CO 81657

From:

Ben Clausius, Project Manager
Shaw Construction LLC
Tel: 303-824-9715
Fax:
Email: benjaminclausius@shawconstruction.net

Description of Proposal:

Per ASI 05, provide multiple finish changes to the Amenity spaces. Changes include the following:

- Architectural Woodwork
  - Complete redesign of all architectural woodwork within the L1 and L2 amenity spaces.
- Storefronts
  - Added interior storefront type 19i.
- Drywall & Painting
  - Removal of all plaster.
  - Additional wall coverings.
  - Removal of party room separation wall.
  - Provide Level 4 Smooth finish ILO Level 3 Orange Peel texture.
- Flooring
  - Changes to carpet tile, luxury vinyl tile, floor tile, and wall tile.
- Appliances
  - Changes to amenity appliances.
  - Add glass door merchandiser.
- Cabinets & Countertops
  - Add cabinets, countertops, and floating shelves to Break Room 118.
- Window Treatments
  - Remove drapery and add roller shades.
- Electrical
  - Various electrical changes throughout Amenity spaces.

Clarifications:

- Trash cans are not included.
- Additional structural support for ceiling hung WD-06b at Lobby/Resident Main Entry 112 and Club Room Coworking 207 is not included. Coordination will be required with SEOR at time of architectural woodwork shop drawing review.
- No cost change for the added 19i interior storefronts is contingent upon accepting the substitution request of the interior storefronts to Kawneer Versaglaze 450.
- True Refrigeration Appliances are not included. Alternates by Summit Commercial are included for EQ-01D, EQ-01E, and EQ-01F.
- Appliance submittal changes per SAR are included.
- Roller shades are included as Draper.
- Light Fixture Type Z07 is included as an alternate by Currey & Company, as the specified fixture is Belgian made and will not work correctly when installed in the United States.
- Costs associated with RFI 115 - AV Shop Drawing Clarifications are included in this PCO.

SHAW CONSTRUCTION

Pending Change Order
No. 051

West Middle Creek
351 N Frontage Rd W
Vail, CO 81657

Project No: 20419-

Cost Summary for Item : 1 GBD - ASI 05

Phase	Description	Quantity	Unit Price	Amount
006200- -051	GBD - ASI 05	1 LS	378,383.32	378,383.32
			Net Total for Item 1:	**$378,383.32**

Description	Percentage	Amount
DIC Insurance	0.30%	1,135.15
Warranty Reserve	0.30%	1,135.15
P&P Bond	0.80%	3,027.07
Fee	4.00%	15,347.23
	Subtotal:	**$20,644.60**

Total Item #1: **$399,027.92**

Time Extension: **NONE**

Cost Summary for Item : 2 ROL - ASI 05

Phase	Description	Quantity	Unit Price	Amount
009200- -051	ROL - ASI 05	1 LS	21,487.00	21,487.00
			Net Total for Item 2:	**$21,487.00**

Description	Percentage	Amount
DIC Insurance	0.30%	64.46
Warranty Reserve	0.30%	64.46
P&P Bond	0.80%	171.90
Fee	4.00%	871.51
	Subtotal:	**$1,172.33**

Total Item #2: **$22,659.33**

Time Extension: **NONE**

Cost Summary for Item : 3 Guys - ASI 05

Phase	Description	Quantity	Unit Price	Amount
009600- -051	Guys - ASI 05	1 LS	-60,134.43	-60,134.43
			Net Total for Item 3:	**$-60,134.43**

Description	Percentage	Amount
DIC Insurance	0.30%	-180.40
Warranty Reserve	0.30%	-180.40
P&P Bond	0.80%	-481.08
Fee	4.00%	-2,439.05
	Subtotal:	**$-3,280.93**

Total Item #3: **$-63,415.36**

Time Extension: **NONE**

SHAW CONSTRUCTION

Pending Change Order
No. 051

West Middle Creek
351 N Frontage Rd W
Vail, CO 81657

Project No: 20419-

Cost Summary for Item : 4 LCA - ASI 05

Phase	Description	Quantity	Unit Price	Amount
011000- -051	LCA - ASI 05	1 LS	15,474.69	15,474.69
			Net Total for Item 4:	**$15,474.69**

Description	Percentage	Amount
DIC Insurance	0.30%	46.42
Warranty Reserve	0.30%	46.42
P&P Bond	0.80%	123.80
Fee	4.00%	627.65
	Subtotal:	**$844.29**

Total Item #4: **$16,318.98**

Time Extension: **NONE**

Cost Summary for Item : 5 ASCH - ASI 05

Phase	Description	Quantity	Unit Price	Amount
012300- -051	ASCH - ASI 05	1 LS	3,759.86	3,759.86
			Net Total for Item 5:	**$3,759.86**

Description	Percentage	Amount
DIC Insurance	0.30%	11.28
Warranty Reserve	0.30%	11.28
P&P Bond	0.80%	30.08
Fee	4.00%	152.50
	Subtotal:	**$205.14**

Total Item #5: **$3,965.00**

Time Extension: **NONE**

Cost Summary for Item : 6 CCI - ASI 05

Phase	Description	Quantity	Unit Price	Amount
012500- -051	CCI - ASI 05	1 LS	-2,707.36	-2,707.36
			Net Total for Item 6:	**$-2,707.36**

Description	Percentage	Amount
DIC Insurance	0.30%	-8.12
Warranty Reserve	0.30%	-8.12
P&P Bond	0.80%	-21.66
Fee	4.00%	-109.81
	Subtotal:	**$-147.71**

Total Item #6: **$-2,855.07**

Time Extension: **NONE**

SHAW CONSTRUCTION

Pending Change Order
No. 051

West Middle Creek
351 N Frontage Rd W
Vail, CO 81657

Project No: 20419-

Cost Summary for Item : 7 PDI - ASI 05

Phase	Description	Quantity	Unit Price	Amount
016000- -051	PDI - ASI 05	1 LS	84,053.00	84,053.00
			Net Total for Item 7:	**$84,053.00**

Description	Percentage	Amount
DIC Insurance	0.30%	252.16
Warranty Reserve	0.30%	252.16
P&P Bond	0.80%	672.42
Fee	4.00%	3,409.19
	Subtotal:	**$4,585.93**

Total Item #7: **$88,638.93**

Time Extension: **NONE**

Cost Summary for Item : 8 ALLOWANCE USAGE - ASI 05

Phase	Description	Quantity	Unit Price	Amount
018011- -051	ALLOWANCE USAGE - ASI 05	1 LS	-25,000.00	-25,000.00
			Net Total for Item 8:	**$-25,000.00**

Description	Percentage	Amount
DIC Insurance	0.30%	-75.00
Warranty Reserve	0.30%	-75.00
P&P Bond	0.80%	-200.00
Fee	4.00%	-1,014.00
	Subtotal:	**$-1,364.00**

Total Item #8: **$-26,364.00**

Time Extension: **NONE**

Grand Total PCO #051: **$437,975.73**

Total Time Extension: **NONE**

Submitted By: *Shaw Construction LLC*

Signature _____ Date _____

Name *Ben Clausius, Project Manager*

Authorized By: Town of Vail

I authorize Shaw Construction to proceed with the work noted above and agree to pay for the work.

Signature _____ Date _____

Name *Jason Dietz, Director of Housing*

GARRETT BROWN DESIGNS
CUSTOM INTERIORS AND FINE FURNITURE

ASI 05 - CHANGE ORDER SUMMARY

CLIENT	PROJECT		
Austin Poe | Shaw	West Middle Creek		
REFERENCE	**JOB NUMBER**	**PROPOSAL DATE**	
ASI 05	14-0225	8/10/2026	

This page consolidates all pricing included in the attached proposal for ASI 05. The detailed change order proposal that follows provides the supporting breakdown and scope information for each individual item.

CHANGE ORDER	REFERENCE	SUMMARY	TOTAL
CO #1	WMC-140	Casework @ Lounge Area Counter	$4,642.21
CO #2	WMC-130	Banquette @ Lounge area	$3,275.40
CO #3	WMC-120	Reception Desk - Credit	($31,360.78)
CO #4	WMC-240	Column Wrap @ Lobby	$9,031.04
CO #5	WMC-280	Ceiling Baffles @ Lobby & ClubRM - Credit	($2,565.73)
CO #6	WMC-100	Kitchen @ Break Room - Credit	($33,967.80)
CO #7	WMC-210	Kitchen @ Club Room	$12,134.43
CO #8	WMC-180	Island @ Club Room	$11,189.92
CO #9	WMC-160	Casework @ Fitness	$2,384.45
CO #10	WMC-165	Casework @ Yoga	$300.76
CO #11	WMC-300	Yoga Mat Holder @ Yoga	$473.80
~~CO #12~~	~~WMC-350~~	~~Mirrors @ Fitness~~	~~GBD VOIDED~~
CO #13	WMC-530	Club Room @ Wall Cladding	$5,417.80
CO #17	WMC-530	Column Warp @ Club Room	$24,613.91
CO #18	WMC-400	Feature Wall @ Lobby	$8,337.85
CO #19	WMC-520	Banquettes @ Club Room	$23,146.16
CO #20	WMC-410	Soffit Cladding @ Lobby	$6,494.15
CO #21	WMC-510	Feature Wall with Bookcase @ Club Room	$14,315.97
CO #22	WMC-420	Vertical Wall Fins @ Level 1 Lobby	$139,726.71
CO #23	WMC-430	Vertical Wall Fins @ Level 2 Club Room	$88,026.89
CO #24	WMC-440	Wall Cladding @ Meeting Room	$6,566.25
CO #25	WMC-500	Wood Bar Table @ Club room	$7,936.15
CO #26	WMC-450	Wall Cladding @ Lobby	$26,625.50
CO #27	WMC-490	Drink Rail @ Club Room	$6,614.66
CO #28	WMC-460	Large Casework @ Party Room	$25,573.87
CO #29	WMC-480	Column Wrap @ Party Room	$6,098.63
CO #30	WMC-470	Small Casework @Party Room	$9,033.10
CO #32	WMC-520F	Fabric @ Club Room Banquettes	$4,017.00

Amounts shown include applicable bond. Tax has been removed.

NET ASI 05 CONTRACT ADJUSTMENT **$378,383.32 ADDITION**

Please note that tax has been removed from this proposal. The bond rate is currently estimated at 3% until the contract is executed and GBD can obtain the actual applicable bond rate.

Any adjustment to the bond amount based on the final rate will be submitted under a separate change order.

CO #1	WMC-140	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Casework @ Lounge Area Counter		1	$4,507.00	$4,507.00	$0.00	$135.21	$4,642.21

SCOPE RELATIONSHIP: Existing Piece Revision

RELATED PIECES: WMC-140

CHANGE ORIGIN: Design Team

INITIATED BY: SHAW ASI05 7/13/2026 Video Call

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS: ASI05 / 731 Detail 1 & A770 Detail 3 & 12

SCOPE / DESCRIPTION OF CHANGE: NOTE: This is an addition to the original cost of this piece. GBD has captured the differences between the original design captured at the time of contract and the changes made in this ASI05

- This is the change order: casework at the lounge area counter, at the main entry. Details - 3&12/A770
- Location Change, A710b/2.
- Size Change, 6'6"L x 24"W x 3'5.75"H
- Materials change from HPL Flat Paneled doors to Painted MDF, shaker style with tambour inlays. Doors will have an overall thickness of 1".
- The east-facing side has been redesigned with a curved corner, clad with tambour.
- Tambour: T383 popular, ½" round, to be painted as specified.
- Finishing included.
- Two drawer slides included.
- Two Mockett TM1B included. Trash can by owner.
- Trash cabinets will have a toe kick attached, for full access to remove owner-provided and installed trash cans.
- The interior of cabinets and drawers is White Melamine. The interior of the door will be white melamine.
- DP3-1-1/4 Tab drawer pulls are included.
- Stone has been changed to Soapstone, Stormy Black 3CM, with an 8" backsplash with one 8" rounded corner. Previously, GBD had included a mid-range Caesarstone without any radii; the current stone is a high-end Soapstone with a multi-radius edge and an extra grommet hole. This stone price is contingent on the purchase of another line item.
- GBD has included painted MDF.

DESIGN: No additional cost.

PROJECT MANAGEMENT: No additional cost.

SHIPPING, PER DIEM, INSTALLATION: No additional cost.

ADDITIONAL NOTES: While certain aspects of the design and fabrication have changed, the original pricing for the items identified above as "No Additional Cost" has been reviewed. No additional cost adjustment is required for these items.

ORIGINAL CONTRACT AMOUNT: *$13,628.16*

REVISED AMOUNT: *$18,135.16*

NET CHANGE: $4,507.00

CO #2	WMC-130	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Banquette @ Lounge area		1	$3,180.00	$3,180.00	$0.00	$95.40	$3,275.40

SCOPE RELATIONSHIP: Existing Piece Revision

RELATED PIECES: WMC-130

CHANGE ORIGIN: Design Team

INITIATED BY: SHAW ASI05 7/13/2026 Video Call

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS: ASI05 / A730 Detail 2 & A771 Detail 3

SCOPE / DESCRIPTION OF CHANGE: NOTE: This is an addition to the Original cost of this piece. GBD has captured the differences between the Original design captured at the time of contract and the changes made in this ASI05

- This change order is for the straight banquette in the lobby.
- Size change from 15'1"L x 26.75"W x 3'H to current 15'L x 22"W x 4'11.75"H.
- Materials changed from HPL to Painted MFD and Tambour.
- The backrest has been redesigned; a full-height backrest will continue down the length of the banquette, with a 2" top cap and 2" down the back panel. Standard seat cushions, quantity of cushions not yet determined. GBD assumes upholstery to be attached to back with French cleats.
- Fabric has been included with this piece and will be supplied by GBD.
- The upper part of the banquette upholstery will need to be discussed in design as there is not enough thickness for a substrate and foam cushion.
- GBD excludes the LED application from our scope of work. As discussed with Shaw, 7/13/2026. The top cap for the LED will be MDF. GBD has included paint for the top cap; client will approve sample for color and sheen. The LED and its installation shall be done by others.
- Panel above toe kick has T383, 1/2" Round poplar tambour. Finished as specified.
- A recessed kick plate is included. Finished as specified.
- Furniture Levelers, previously included.
- GBD has not included electrical outlets.

CO #3	WMC-120	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Reception Desk		1	-$30,447.36	-$30,447.36	$0.00	-$913.42	-$31,360.78

SCOPE RELATIONSHIP: Credit/ Scope Reduciton

RELATED PIECES: WMC-120

CHANGE ORIGIN: Owner / Client Request

INITIATED BY: Removed from Scope - Shaw ASI05 - As per

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS: ASI05 / N/A

SCOPE / DESCRIPTION OF CHANGE: In ASI05 the Reception Desk has been removed from GBD's scope of work as per conversation with SHAW 7/13/2026.

DESIGN: No additional cost.

PROJECT MANAGEMENT: No additional cost.

SHIPPING, PER DIEM, INSTALLATION: No additional cost.

ADDITIONAL NOTES: While certain aspects of the design and fabrication have changed, the original pricing for the items identified above as “No Additional Cost” has been reviewed. No additional cost adjustment is required for these items.

ORIGINAL CONTRACT AMOUNT: *$30,447.36*

REVISED AMOUNT: *$0.00*

NET CHANGE: -$30,447.36

CO #4	WMC-240	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Column Wrap @ Lobby		1	$8,768.00	$8,768.00	$0.00	$263.04	$9,031.04

SCOPE RELATIONSHIP: Existing Piece Revision

RELATED PIECES: WMC-240

CHANGE ORIGIN: Design Team

INITIATED BY: SHAW ASI05 7/13/2026 Video Call

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS: ASI05 / A730 Detail 4-6

SCOPE / DESCRIPTION OF CHANGE: NOTE: This is an addition to the original cost of this piece. GBD has captured the differences between the original design captured at the time of contract and the changes made in this ASI05.

- This change order is for all 5 of the Lobby Column Wraps (Qty. 5).
- The original design consisted of stained hardwood vertical slats overlapping horizontal slats at the top of each column.
- The revised design consists of all four sides of each column being clad with 1/2" MDF.
- GBD requires full-height plywood blocking by others and assumes all blocking will be plumb, level, and true prior to installation.
- Decorative MDF frames will vary in size and layout and will be CNC-routed. Each frame will be fabricated as a single piece and applied to the MDF cladding panels.
- Panels will be prefabricated into L-shaped assemblies to simplify installation and will be secured to the columns using Z-clips.
- Panel joints around the decorative frames will be caulked. Due to the overall column height, field finishing will be required to conceal installation seams. GBD excludes all field priming and finish painting from this scope.
- GBD excludes all electrical work, including the installation of wall sconces.
- Price includes all additional installation-related costs associated with these changes, including lodging, per diem, travel, and other field expenses.
- Baseboards are excluded from GBD's scope of work, per discussion with Shaw on July 13, 2026.

DESIGN: No additional cost.

PROJECT MANAGEMENT: No additional cost.

SHIPPING, PER DIEM, INSTALLATION: $2,600

ADDITIONAL NOTES: While certain aspects of the design and fabrication have changed, the original pricing for the items identified above as “No Additional Cost” has been reviewed. No additional cost adjustment is required for these items.

Shipping, Per Diem, and Installation above reflect only the additional costs associated with these changes.

ORIGINAL CONTRACT AMOUNT: *$24,587.90*

REVISED AMOUNT: *$33,355.90*

NET CHANGE: $8,768.00

CO #5	WMC-280	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Ceiling Baffles @ Lobby & ClubRM		1	-$2,491.00	-$2,491.00	$0.00	-$74.73	-$2,565.73

SCOPE RELATIONSHIP: Existing Piece Revision

RELATED PIECES: WMC-280

CHANGE ORIGIN: Design Team

INITIATED BY: SHAW ASI05 7/13/2026 Video Call

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS: ASI05 / RCP A710a & A713a

SCOPE / DESCRIPTION OF CHANGE: NOTE: This is an addition to the original cost of this piece, GBD has captured the differences between the original design captured at time of contract and the changes made in this ASI05.

- This change order is for the Accoya Ceiling Baffles at the Level 1 Lobby and Level 2 Club Room.
- The original design included Acoufelt acoustic baffles. This change order reflects the revised design utilizing Accoya.
- Baffles will be fabricated from Accoya Alletha, measuring 1-1/4" x 5-1/2", supplied pre-milled and factory-finished by the manufacturer.
- GBD would like to note that Accoya is not an acoustic material and is primarily intended for exterior applications. Unlike the originally specified Acoufelt system, Accoya will not provide sound attenuation.
- WC-02 wall covering is excluded from GBD's scope of work.
- This proposal includes the installation mock-up that was included in GBD's previous proposal.
- GBD will fabricate 1/4" layout templates to establish beam locations, allowing laser layout to accurately transfer the beam locations to the ceiling.
- Installation is based on a pre-installed T-grid system provided by others.
- All suspension hardware required to install the beams is included in this change order.
- GBD assumes the suspension system will attach directly to the post-tension concrete structure above.
- Based on an estimated beam weight of approximately 163 lbs. each, GBD has included an additional scissor lift to safely complete the installation.

DESIGN: No additional cost.

PROJECT MANAGEMENT: No additional cost.

SHIPPING, PER DIEM, INSTALLATION: No additional cost.

ADDITIONAL NOTES: While certain aspects of the design and fabrication have changed, the original pricing for the items identified above as “No Additional Cost” has been reviewed. No additional cost adjustment is required for these items.

Shipping, Per Diem, and Installation above reflect only the additional costs associated with these changes.

ORIGINAL CONTRACT AMOUNT: *$153,605.59*

REVISED AMOUNT: *$151,114.59*

NET CHANGE: -$2,491.00

CO #6	WMC-100	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Kitchen @ Break Room		1	-$32,978.45	-$32,978.45	$0.00	-$989.35	-$33,967.80

SCOPE RELATIONSHIP: Credit/ Scope Reduciton

RELATED PIECES: WMC-100

CHANGE ORIGIN: Design Team

INITIATED BY: Removed from Scope - Shaw ASI05 - As per

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS:

SCOPE / DESCRIPTION OF CHANGE: • This breakroom at the kitchen has been removed from our scope per conversation with Shaw 7/16/2026. This is due to the change of material to the unit kitchen, to thermofoil.

DESIGN: No additional cost.

PROJECT MANAGEMENT: No additional cost.

SHIPPING, PER DIEM, INSTALLATION: No additional cost.

ADDITIONAL NOTES: While certain aspects of the design and fabrication have changed, the original pricing for the items identified above as “No Additional Cost” has been reviewed. No additional cost adjustment is required for these items.

Shipping, Per Diem, and Installation above reflect only the additional costs associated with these changes.

ORIGINAL CONTRACT AMOUNT: *$32,978.45*

REVISED AMOUNT: *$0.00*

NET CHANGE: -$32,978.45

CO #7	WMC-210	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Kitchen @ Club Room		1	$11,781.00	$11,781.00	$0.00	$353.43	$12,134.43

SCOPE RELATIONSHIP: Existing Piece Revision

RELATED PIECES: WMC-210

CHANGE ORIGIN: Design Team

INITIATED BY: SHAW ASI05 7/13/2026 Video Call

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS: ASI05 / A731 detail 1,2,3,8 - 11.

SCOPE / DESCRIPTION OF CHANGE: NOTE: This is an addition to the original cost of this piece, GBD has captured the differences between the original design captured at the time of contract and the changes made in this ASI05.

- This change order is for the Club Room Kitchen.
- Overall kitchen dimensions are approximately 12'-11" L x 24" D x 3'-5-3/4" H.
- Cabinet construction has changed from HPL flat-panel doors to painted MDF shaker-style doors with tambour inlays. Floating shelving (qty 3) included in the original design has been removed.
- Tambour door inlays will be fabricated from T383 Poplar, 1/2" round profile, and painted as specified. Door interiors and all cabinet interiors will be 1/4" white melamine.
- Two Mockett TM1B trash grommets included. Trash receptacles are owner-furnished and owner-installed.
- The trash cabinet has been redesigned with an attached toe kick to provide full access for removing the owner-provided trash cans. The previously specified Häfele pull-out trash hardware has been removed from the scope.
- The sink base cabinet will also feature an attached toe kick for full access and will be equipped with 180° swing hinges.
- DP311A Tab drawer pulls are included.
- Countertops have been upgraded to 3CM Stormy Black Soapstone, including an 8" backsplash with one 8" radius corner, as specified.
- Wall trim has changed from poplar to 1/2" MDF. The quantity of slat wall areas has increased and includes A731 Details 1, 2, 3, 8, 9, 10, and 11.
- Slat wall construction will utilize butt joints; slats will not overlap.
- Finished toe kicks are included and will be painted as specified.
- GC to provide all required backing. GBD assumes all blocking will be installed plumb, level, and true.
- Kitchen casework will be finished as specified.
- GBD excludes all field finish painting of the wall slat assemblies.
- GBD needs more information regarding trim where wall meets ceiling, at this time we have assumed it to be MDF trim to match the wall cladding,

DESIGN: No additional cost.

PROJECT MANAGEMENT: No additional cost.

SHIPPING, PER DIEM, INSTALLATION: No additional cost.

ADDITIONAL NOTES: While certain aspects of the design and fabrication have changed, the original pricing for the items identified above as “No Additional Cost” has been reviewed. No additional cost adjustment is required for these items.

Shipping, Per Diem, and Installation above reflect only the additional costs associated with these changes.

ORIGINAL CONTRACT AMOUNT: *$38,886.13*

REVISED AMOUNT: *$50,667.13*

NET CHANGE: $11,781.00

CO #8	WMC-180	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Island @ Club Room		1	$10,864.00	$10,864.00	$0.00	$325.92	$11,189.92

SCOPE RELATIONSHIP: Existing Piece Revision

RELATED PIECES: WMC-180

CHANGE ORIGIN: Design Team

INITIATED BY: SHAW ASI05 7/13/2026 Video Call

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS: ASI05 / A731 Details 4-5 & A770 Details 8-10

SCOPE / DESCRIPTION OF CHANGE: NOTE: This is an addition to the original cost of this piece, GBD has captured the differences between the original design captured at time of contract and the changes made in this ASI05

- This change order is for the Club Room Island.
- The island dimensions have increased from 8'-1" L x 2'-9" W x 3'-0" H to 10'-8" L x 4'-1" W x 2'-10" H, resulting in significant increases in material, fabrication, and installation.
- Cabinet construction has changed from HPL flat-panel doors to painted MDF shaker-style doors with tambour inlays. The cabinet layout has also been revised from the original design.
- Cabinet qty increased, and four drawers have been added.
- Tambour panels will be fabricated from T383 Poplar, 1/2" round profile, and painted as specified.
- The open microwave compartment is assumed to be constructed of painted MDF.
- Countertops have been upgraded to 3CM Stormy Black Soapstone with two mitered waterfall ends. Due to the island width increasing from 2'-9" to 4'-1", both stone material costs and fabrication requirements have increased substantially. GBD recommends reducing the island width to help mitigate these additional costs.
- The MDF slat-wrapped knee space has increased in depth from 10" to 17". Because of this increase, GBD has included the fabrication of custom in-house steel die-wall support brackets to provide the required structural support.
- GC to construct the die wall and provide all required backing.
- Painted toe kick is included and finished as specified.

DESIGN: No additional cost.

PROJECT MANAGEMENT: No additional cost.

SHIPPING, PER DIEM, INSTALLATION: $1,120.00

ADDITIONAL NOTES: While certain aspects of the design and fabrication have changed, the original pricing for the items identified above as “No Additional Cost” has been reviewed. No additional cost adjustment is required for these items.

Shipping, Per Diem, and Installation above reflect only the additional costs associated with these changes.

ORIGINAL CONTRACT AMOUNT: *$29,105.38*

REVISED AMOUNT: *$39,969.38*

NET CHANGE: $10,864.00

CO #9	WMC-160	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Casework @ Fitness		1	$2,315.00	$2,315.00	$0.00	$69.45	$2,384.45

SCOPE RELATIONSHIP: Existing Piece Revision

RELATED PIECES: WMC-160

CHANGE ORIGIN: Design Team

INITIATED BY: SHAW ASI05 7/13/2026 Video Call

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS: ASI05 / A735 Details 9 & A713a Detail 1

SCOPE / DESCRIPTION OF CHANGE: NOTE: This is an addition to the original cost of this piece, GBD has captured the differences between the original design captured at time of contract and the changes made in this ASI05.

- This is the change order for Casework @ Fitness.
- Material changed from HPL to Painted MDF.
- 3" continuous border has been added back in ASI 05. GBD will create sides, top and bottom with mitered folds.
- 14 cubbies total
- Finish as specified.
- GC to provide proper backing.
- GBD excludes baseboard in fitness room.

DESIGN: No additional cost.

PROJECT MANAGEMENT: No additional cost.

SHIPPING, PER DIEM, INSTALLATION: No additional cost.

ADDITIONAL NOTES: While certain aspects of the design and fabrication have changed, the original pricing for the items identified above as “No Additional Cost” has been reviewed. No additional cost adjustment is required for these items.

Shipping, Per Diem, and Installation above reflect only the additional costs associated with these changes.

ORIGINAL CONTRACT AMOUNT: *$9,708.05*

REVISED AMOUNT: *$12,023.05*

NET CHANGE: $2,315.00

CO #10	WMC-165	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Casework @ Yoga		1	$292.00	$292.00	$0.00	$8.76	$300.76

SCOPE RELATIONSHIP: Existing Piece Revision

RELATED PIECES: WMC-165

CHANGE ORIGIN: Design Team

INITIATED BY: SHAW ASI05 7/13/2026 Video Call

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS: ASI05 / A735 Detail 11 & A713a Detail 1

SCOPE / DESCRIPTION OF CHANGE: NOTE: This is an addition to the original cost of this piece. GBD has captured the differences between the original design captured at the time of contract and the changes made in this ASI05.

- This is the change order for the casework in the yoga room.
- Yoga mat holder not included in this bid line.
- 1" MDF, finish as specified.
- GC to provide proper backing.
- GBD excludes baseboard in fitness room.

DESIGN: No additional cost.

PROJECT MANAGEMENT: No additional cost.

SHIPPING, PER DIEM, INSTALLATION: No additional cost.

ADDITIONAL NOTES: While certain aspects of the design and fabrication have changed, the original pricing for the items identified above as “No Additional Cost” has been reviewed. No additional cost adjustment is required for these items.

Shipping, Per Diem, and Installation above reflect only the additional costs associated with these changes.

ORIGINAL CONTRACT AMOUNT: *$5,200.00*

REVISED AMOUNT: *$5,492.00*

NET CHANGE: $292.00

CO #11	WMC-300	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Yoga Mat Holder @ Yoga		1	$460.00	$460.00	$0.00	$13.80	$473.80

SCOPE RELATIONSHIP: Existing Piece Revision

RELATED PIECES: WMC-300

CHANGE ORIGIN: Design Team

INITIATED BY: SHAW ASI05 7/13/2026 Video Call

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS: ASI05 / A735 Detail 11

SCOPE / DESCRIPTION OF CHANGE: NOTE: This is an addition to the original cost of this piece, GBD has captured the differences between the original design captured at time of contract and the changes made in this ASI05

- This is the change order for the Yoga Mat Rack in the fitness room.
- GBD has increased the length of the mounting plates to accommodate recommended spacing between dowels. Currently, the space is 8", and this will increase to 12". If the client wants to keep the plates at 3'L, there will only be three sets of pegs.
- 1"MDF will be used for the four mounting plates.
- 3/4" Pine dowels at 6"L
- Finished as specified.
- GC to provide proper backing
- GBD excludes baseboard in fitness room.

DESIGN: No additional cost.

PROJECT MANAGEMENT: No additional cost.

SHIPPING, PER DIEM, INSTALLATION: No additional cost.

ADDITIONAL NOTES: While certain aspects of the design and fabrication have changed, the original pricing for the items identified above as “No Additional Cost” has been reviewed. No additional cost adjustment is required for these items.

Shipping, Per Diem, and Installation above reflect only the additional costs associated with these changes.

ORIGINAL CONTRACT AMOUNT: *$3,340.42*

REVISED AMOUNT: *$3,800.42*

NET CHANGE: $460.00

CO #13	WMC-530	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Club Room @ Wall Cladding		1	$5,260.00	$5,260.00	$0.00	$157.80	$5,417.80

SCOPE RELATIONSHIP: New Scope

RELATED PIECES:

CHANGE ORIGIN: Owner / Client Request

INITIATED BY: SHAW ASI05 7/13/2026 Video Call

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS: ASI05 / A731 details 11,12 & 16

SCOPE / DESCRIPTION OF CHANGE: This is a NEW SCOPE item, prompted by ASI05.

- This bid is for the walls in the Club Room.
- GC to provide proper backing prior to installation.
- MDF strip will be clad on two small wall sections and a soffit. A731/11,12 & 16. Wall heights vary.
- The slat wall consists of 8'6" long, 1-1/2" wide and 1/2" thick strips attached to the wall with 1/2" reveals
- Slats will be installed using construction adhesive and pin nails.
- GBD will caulk the sides and tops of all slats during installation. GBD has included caulk for 565 LF, if you do not want GBD to caulk both sides of vertical slats, the price may be reduced.
- Bottom caulking is excluded from GBD's scope, as the baseboards will be installed by others. GC to complete final caulking at the base after baseboard installation.
- Baseboards are excluded from this scope, per discussion with Shaw on 7/13/2026.
- Priming and final field painting are excluded from GBD's scope, as the wall finish is required to match the baseboards and will be completed by others.

DESIGN: $425.00

PROJECT MANAGEMENT: $540.00

SHIPPING, PER DIEM, INSTALLATION: $1,590.00

CO #17	WMC-530	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Column Warp @ Club Room		1	$23,897.00	$23,897.00	$0.00	$716.91	$24,613.91

SCOPE RELATIONSHIP: New Scope

RELATED PIECES:

CHANGE ORIGIN: Owner / Client Request

INITIATED BY: SHAW ASI05 7/13/2026 Video Call

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS: ASI05 / A731 detail 15 & A713a detail 1

SCOPE / DESCRIPTION OF CHANGE: This is a new scope item prompted by ASI05.

- This bid is for the Club Room and Fitness Room Column Wrap. (Qty. 4).
- The design consists of four sides of the column being clad with 1/2" MDF.
- GBD requires full-height plywood blocking by others and assumes all blocking will be plumb, level, and true prior to installation.
- Decorative MDF frames will vary in size and layout and will be CNC-routed. Each frame will be fabricated as a single piece and applied to the MDF cladding panels.
- Panels will be prefabricated into L-shaped assemblies to simplify installation and will be secured to the columns using Z-clips.
- Panel joints around the decorative frames will be caulked. Due to the overall column height, field finishing will be required to conceal installation seams. GBD excludes all field priming and finish painting from this scope.
- GBD excludes all electrical work, including the installation of wall sconces.
- Baseboards are excluded from GBD's scope of work, per discussion with Shaw on July 13, 2026.

DESIGN: $575.00

PROJECT MANAGEMENT: $680.00

SHIPPING, PER DIEM, INSTALLATION: $10,980.00

CO #18	WMC-400	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Feature Wall @ Lobby		1	$8,095.00	$8,095.00	$0.00	$242.85	$8,337.85

SCOPE RELATIONSHIP: New Scope

RELATED PIECES:

CHANGE ORIGIN: Owner / Client Request

INITIATED BY: SHAW ASI05 7/13/2026 Video Call

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS: ASI05 / 1/A730

SCOPE / DESCRIPTION OF CHANGE: This is a new scope item prompted by ASI05.

- This bid is for the Feature Wall @ Lobby.
- 10'L x 6'4"W x 3/4"TH
- MDF will be used to create 2-D a pattern, with a total depth of 3/4".
- Surface will be bondo'd for a seamless look.
- A771 Detail 1 indicates multi colored pattern, colors have not been specified. Placeholder included.
- GC to provide proper backing. GBD assumes all blocking will be plumb, level, and true prior to installation.
- Feature wall panels will be installed using construction adhesive and brad nails.
- GBD excludes wood base below feature wall.

CO #19	WMC-520	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Banquettes @ Club Room		1	$22,472.00	$22,472.00	$0.00	$674.16	$23,146.16

SCOPE RELATIONSHIP: New Scope

RELATED PIECES:

CHANGE ORIGIN: Owner / Client Request

INITIATED BY: SHAW ASI05 7/13/2026 Video Call

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS: ASI05 / A731 detail 1 & A771 detail 3

SCOPE / DESCRIPTION OF CHANGE: This is a NEW SCOPE item, prompted by ASI05.

• This change order is for the (2) straight banquettes in the Club Room, measuring 7'8.5"L x 28"W x 5'H & 8'5"L x 28"W x 5'H.
• The revised design includes a full-height upholstered backrest extending the entire length of each banquette, featuring a 2" top cap and a 2" return down the back panel.
• Standard upholstered seat cushions are included. The final quantity of cushions will be determined upon receipt of the final design.
• Fabric has been excluded from this line item but submitted for GBD to carry on a separate change order.
• GBD excludes all LED lighting and electrical components from this scope, per discussion during the project meeting on Monday.
• The panel above the recessed toe kick will feature T383 Poplar, 1/2" round tambour, finished as specified, including the required color-match painted finish.
• A recessed toe kick, scribed to the floor, is included. Paint for toe kicks will be done by GBD. Client to approve a sample match for color and sheen.
• Adjustable furniture levelers, previously included in the original proposal, remain included.
• Electrical outlets and associated electrical work are excluded from GBD's scope of work.

CO #20	WMC-410	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Soffit Cladding @ Lobby		1	$6,305.00	$6,305.00	$0.00	$189.15	$6,494.15

SCOPE RELATIONSHIP: New Scope

RELATED PIECES:

CHANGE ORIGIN: Owner / Client Request

INITIATED BY: SHAW ASI05 7/13/2026 Video Call

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS: ASI05 / A730 detail 2 & A710a detail 1

SCOPE / DESCRIPTION OF CHANGE: This is a new scope item prompted by ASI05.

- This bid is for the Lobby Feature Wall, located above the banquette.
- 20'9"L x 3'11"H X 2'7"D
- MDF 1" x 2" slats will be positioned on the wall in a grid like pattern. Mitered vertical slats continue under soffit and terminate at back wall. All horizontal slat will be butt joint.
- GBD excludes, Priming, Caulking and Final Paint.
- GC to provide proper backing, GBD assumes all blocking will be plumb, level, and true.

DESIGN: $715.00

PROJECT MANAGEMENT: $525.00

SHIPPING, PER DIEM, INSTALLATION: $2,929.00

CO #21	WMC-510	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Feature Wall with Bookcase @ Club Room		1	$13,899.00	$13,899.00	$0.00	$416.97	$14,315.97

SCOPE RELATIONSHIP: New Scope

RELATED PIECES:

CHANGE ORIGIN: Owner / Client Request

INITIATED BY: SHAW ASI05 7/13/2026 Video Call

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS: ASI05 / A731/11 & A771/5

SCOPE / DESCRIPTION OF CHANGE: This is a NEW SCOPE item, prompted by ASI05.

- This bid is for the Feature Wall with Bookcase located in the Club Room.
- The feature wall consists of two distinct elements: the left side includes two side-by-side bookcases, while the right side consists of a decorative feature wall panel.
- All visible interior and exterior surfaces of the bookcases will be painted PT-05, as specified.
- Feature Wall Panel: Detail A771/1 indicates a multi-colored pattern; however, finish colors have not been specified. Placeholder pricing has been included.
- The feature wall panel will be fabricated from MDF with applied components to create a 2-dimensional pattern with an overall relief depth of approximately 3/4".
- Bookcases: Detail A771/5, unit is assumed to consist of three shelving sections, each with three 1-1/2" thick fixed shelves and one 3" thick fixed shelf. Vertical dividers and the perimeter frame are assumed to be 3" thick. 1/2" MDF back panel with 1/2" applied overlays to create a decorative 2-dimensional pattern consistent with the adjacent feature wall.
- GC to provide proper backing. GBD assumes all blocking will be plumb, level, and true prior to installation.
- Feature wall panels will be installed using construction adhesive and brad nails.
- Wood base is excluded from GBD's scope of work.

DESIGN: $1,295.00

PROJECT MANAGEMENT: $865.00

SHIPPING, PER DIEM, INSTALLATION: $2,967.00

CO #22	WMC-420	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Vertical Wall Fins @ Level 1 Lobby		1	$135,657.00	$135,657.00	$0.00	$4,069.71	$139,726.71

SCOPE RELATIONSHIP: New Scope

RELATED PIECES:

CHANGE ORIGIN: Owner / Client Request

INITIATED BY: SHAW ASI05 7/13/2026 Video Call

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS: ASI-05 / A710a Detail 1 & A730 detail 2 & 3

SCOPE / DESCRIPTION OF CHANGE: This is a new scope item prompted by ASI05.

- This bid is for the Vertical Wall Fins at the Level 1 Lobby, a new scope item prompted by ASI05.
- Scope includes all 11 wall fin locations shown on A710a/1.
- Side elevations are limited for the hallway fins; GBD has assumed these fins to be 12'-0" long, based on Details A730/2 & A730/3.
- Two fin layouts are included: seven fin assemblies are positioned parallel to the wall, and four assemblies are positioned perpendicular to the wall, functioning as privacy screens.
- Fins will be fabricated from Accoya, measuring 5-1/2" W x 1-1/2" TH x 12'-0" L, factory finished in ALLETH by reSAWN Millwork.
- Fins will be mounted to knife plates at the floor and ceiling and secured to 1/4" x 4" black powder-coated (BK-120) floor plates.
- Each fin will be machined at the top and bottom to receive the knife plates. A through dado will be cut at both ends, and this dado will remain visible on both faces of the fin.
- GBD requires additional information regarding the floor and ceiling substrates to accurately estimate installation. This proposal assumes both the floor and ceiling include wood backing capable of receiving wood screws. Any alternate substrate may require revisions to pricing.
- GBD assumes a post-tension (PT) concrete floor. The Structural Engineer, provided by Shaw, shall identify and mark all approved anchor locations prior to installation.

DESIGN: $3,146.00

PROJECT MANAGEMENT: $4,719.00

SHIPPING, PER DIEM, INSTALLATION: $19,933.00

CO #23	WMC-430	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Vertical Wall Fins @ Level 2 Club Room		1	$85,463.00	$85,463.00	$0.00	$2,563.89	$88,026.89

SCOPE RELATIONSHIP: New Scope

RELATED PIECES:

CHANGE ORIGIN: Owner / Client Request

INITIATED BY: SHAW ASI05 7/13/2026 Video Call

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS: ASI05 / A713a/2 & A771/8

SCOPE / DESCRIPTION OF CHANGE: This is a NEW SCOPE item, prompted by ASI05.

- This bid is for the Vertical Wall Fins @ Level 2 Club Room.
- This bid includes all four areas of vertical wall fins, A713a/1 & A731/9.
- Side elevations are limited for fins located in the hallways, GBD has assumed them to be 12'L.
- There are two different layouts with a varying quantity of fin: three will be positioned parallel to the wall, and one are perpendicular to the walls, acting like a privacy screen.
- Fins are Accoya, 5.5"W x 1.5"TH x 12"L, come finished, ALLETH, from reSawn Mill; they will send material with touch-up paint.
- Fins will be mounted to knife plates at floor and ceiling, and attached to 1/4" x 5" black powder coated (BK-120) floor plates.
- GBD needs more information regarding floor and ceiling substrate to properly estimate installation.
- Each fin will be machined at the top and bottom to attach to knife plates.
- GBD assumes a post-tension (PT) concrete floor. The structural engineer, provided by Shaw, shall identify and mark all approved anchor locations prior to installation.

DESIGN: $2,517.00

PROJECT MANAGEMENT: $3,775.00

SHIPPING, PER DIEM, INSTALLATION: $11,830.00

CO #24	WMC-440	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Wall Cladding @ Meeting Room		1	$6,375.00	$6,375.00	$0.00	$191.25	$6,566.25

SCOPE RELATIONSHIP: New Scope

RELATED PIECES:

CHANGE ORIGIN: Owner / Client Request

INITIATED BY: SHAW ASI05 7/13/2026 Video Call

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS: ASI- 05 / A730, 7,8,9,10

SCOPE / DESCRIPTION OF CHANGE: This is a NEW SCOPE item, prompted by ASI05.

- This bid is for the wall cladding in the meeting rooms.
- Wall cladding on two walls per meeting room, there are two meeting rooms.
- 2"W Trim will be fabricated with 1/2" MDF.
- Wall trim will not overlap, and will use butt joints.
- GBD excludes, priming caulking and finish painting from scope of work.
- Electrical and wood base excluded.
- GC to provide proper backing, GBD assumes all blocking will be plumb, level, and true.

DESIGN: $675.00

PROJECT MANAGEMENT: $596.00

SHIPPING, PER DIEM, INSTALLATION: $3,670.00

CO #25	WMC-500	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Wood Bar Table @ Club room		1	$7,705.00	$7,705.00	$0.00	$231.15	$7,936.15

SCOPE RELATIONSHIP: New Scope

RELATED PIECES:

CHANGE ORIGIN: Owner / Client Request

INITIATED BY: SHAW ASI05 7/13/2026 Video Call

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS: ASI05 / A731/ 6&7

SCOPE / DESCRIPTION OF CHANGE:
- This bid is for the Club Room wood bar table, this is a NEW SCOPE, prompted by ASI05
- Table size: 8'8"L x 24"W x 3'6"H x 2" TH
- Beetle Kill Pine will be used to fabricate the top and waterfall panel legs on this table.
- Finish as specified, Dark Walnut Stain.
- Table top and waterfall sides will be fabricated with 3.5" finger joints.
- 4 x 4 angle iron included to secure to floor. GBD assumes a post-tension (PT) concrete floor. The structural engineer shall identify and mark all approved anchor locations prior to installation.

DESIGN: $1,230.00

PROJECT MANAGEMENT: $705.00

SHIPPING, PER DIEM, INSTALLATION: $565.00

CO #26	WMC-450	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Wall Cladding @ Lobby		1	$25,850.00	$25,850.00	$0.00	$775.50	$26,625.50

SCOPE RELATIONSHIP: New Scope

RELATED PIECES:

CHANGE ORIGIN: Owner / Client Request

INITIATED BY: SHAW ASI05 7/13/2026 Video Call

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS: ASI-05 / A730 details 3, 13-19

SCOPE / DESCRIPTION OF CHANGE: This is a NEW SCOPE item, prompted by ASI05.

- This bid is for the decorative slat walls in the Lobby, per A730 Details 3 and 13–19.
- GC to provide proper backing. GBD assumes all framing and blocking will be plumb, level and square.
- Wall cladding consists of 1/2" thick MDF slats measuring 1-1/2" wide, installed with 1/2" reveals between slats.
- Due to the 11'-5" height of Wall Elevation C (A730/3), seams in the slats will be required.
- Slats will be installed using construction adhesive and pin nails.
- GBD will caulk the sides and tops of all slats during installation. GBD has included caulk for 8500 LF, if you do not want GBD to chaulk both sides of vertical slats the price may be reduced.
- Bottom caulking is excluded from GBD's scope, as the baseboards will be installed by others. GC to complete final caulking at the base after baseboard installation.
- Baseboards are excluded from this scope, per discussion with Shaw on 7/13/2026.
- Priming and final field painting are excluded from GBD's scope, as the wall finish is required to match the baseboards and will be completed by others.

DESIGN: $1,250.00

PROJECT MANAGEMENT: $1,390.00

SHIPPING, PER DIEM, INSTALLATION: $15,695.00

CO #27	WMC-490	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Drink Rail @ Club Room		1	$6,422.00	$6,422.00	$0.00	$192.66	$6,614.66

SCOPE RELATIONSHIP: New Scope

RELATED PIECES:

CHANGE ORIGIN: Owner / Client Request

INITIATED BY: SHAW ASI05 7/13/2026 Video Call

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS: ASI05 / A731/13 & A771/4

SCOPE / DESCRIPTION OF CHANGE:
- This bid is for the Club Room Drink Rail, this is a NEW SCOPE, prompted by ASI05
- Table size: 14'5"L x 6"W x 3'8"H
- Beetle Kill Pine live edge will be used for the wooden drink rail. Due to the live edge and overall dimensions (6"), the surface area for drinks may be limited.
- Finish as specified: Dark Walnut Stain.
- An L-Bracket will act as a substrate and a 1" back lip past wood.
- GBD has verified (VE) 1.75" x 4" rectangular tube to 2" x 4", as the specified dimensions are not stock material. This will be used for five legs.
- Legs will be attached to L-brackets under the wood, with L-brackets also used for the floor connection.
- GC to provide information regarding the floor substrate, as this will affect installation.

DESIGN: $1,120.00

PROJECT MANAGEMENT: $480.00

SHIPPING, PER DIEM, INSTALLATION: $765.00

CO #28	WMC-460	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Large Casework @ Party Room		1	$24,829.00	$24,829.00	$0.00	$744.87	$25,573.87

SCOPE RELATIONSHIP: New Scope

RELATED PIECES:

CHANGE ORIGIN: Owner / Client Request

INITIATED BY: SHAW ASI05 7/13/2026 Video Call

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS: ASI05 / A731 detail 17 & A770 detail 1&3

SCOPE / DESCRIPTION OF CHANGE: This is a new scope item, prompted by ASI05.

- This bid is for the large Party Room casework.
- Overall dimensions: 11'-6" L x 24" D x 3'-5 3/4" H.
- Cabinet doors will be fabricated from painted MDF in a shaker style with T383, 1/2" round poplar tambour inlays. Door backs will be white melamine.
- Both exposed ends of the casework will feature radiused corners clad with matching tambour.
- Built-in wine rack will have 18 cubbies fabricated from painted 3/4" MDF.
- Three Mockett TM1B trash grommets are included. Trash receptacles are owner-provided.
- The trash cabinet will feature an attached toe kick that opens with the door, providing full access for removal of the owner-provided trash cans.
- Cabinet interiors and drawer boxes will be white melamine, GBD standard.
- DP311A Tab drawer pulls are included.
- Stone countertop is included: 3CM Stormy Black Soapstone with two radiused ends, an 8" backsplash, and 8" radius corners to match the design intent.
- Finish is included as specified.
- Toe kick will be painted as specified.
- GBD excludes baseboards from this scope, per conversation with Shaw on 7/13/2026.

DESIGN: $1,550.00

PROJECT MANAGEMENT: $1,175.00

SHIPPING, PER DIEM, INSTALLATION: $1,440.00

CO #29	WMC-480	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Column Wrap @ Party Room		1	$5,921.00	$5,921.00	$0.00	$177.63	$6,098.63

SCOPE RELATIONSHIP: New Scope

RELATED PIECES:

CHANGE ORIGIN: Owner / Client Request

INITIATED BY: SHAW ASI05 7/13/2026 Video Call

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS: ASI05 / A731/18-19 & A713A/1

SCOPE / DESCRIPTION OF CHANGE: This is a new scope item prompted by ASI05.

- This bid is for the Party Room Column Wrap. (Qty. 1).
- The design consists of three sides of the column being clad with 1/2" MDF.
- GBD requires full-height plywood blocking by others and assumes all blocking will be plumb, level, and true prior to installation.
- Decorative MDF frames will vary in size and layout and will be CNC-routed. Each frame will be fabricated as a single piece and applied to the MDF cladding panels.
- Panels will be prefabricated into L-shaped assemblies to simplify installation and will be secured to the columns using Z-clips.
- Panel joints around the decorative frames will be caulked. Due to the overall column height, field finishing will be required to conceal installation seams. GBD excludes all field priming and finish painting from this scope.
- GBD excludes all electrical work, including the installation of wall sconces.
- Baseboards are excluded from GBD's scope of work, per discussion with Shaw on July 13, 2026.

DESIGN: $400.00

PROJECT MANAGEMENT: $360.00

SHIPPING, PER DIEM, INSTALLATION: $2,900.00

CO #30	WMC-470	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Small Casework @Party Room		1	$8,770.00	$8,770.00	$0.00	$263.10	$9,033.10

SCOPE RELATIONSHIP: New Scope

RELATED PIECES:

CHANGE ORIGIN: Owner / Client Request

INITIATED BY: SHAW ASI05 7/13/2026 Video Call

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS: ASI05 / A731 detail 18

SCOPE / DESCRIPTION OF CHANGE: This is a new scope item, prompted by ASI05.

- This bid is for the small Party Room casework.
- Overall dimensions: 2'-7 1/2" L x 24" D x 3'-5 3/4" H.
- Cabinet doors will be fabricated from painted MDF in a shaker style with T383, 1/2" round poplar tambour inlays.
- One exposed end of the casework will feature a radiused corner clad with matching tambour.
- GBD has assumed a painted MDF bottle rack will be located to the left of the drawer stack. Bottle rack layout is based on design intent and is subject to change pending final details.
- Cabinet interiors will be white melamine, GBD standard.
- DP311A Tab drawer pulls are included.
- Stone countertop is included: 3CM Stormy Black Soapstone with one radiused corner, an 8" backsplash, and one 8" radius corner to match the design intent.
- Finish is included as specified.
- GBD excludes baseboards from this scope, per conversation with Shaw on 7/13/2026.

DESIGN: $650.00

PROJECT MANAGEMENT: $545.00

SHIPPING, PER DIEM, INSTALLATION: $760.00

CO #32	WMC-520F	QTY	UNIT COST	EXT. AMOUNT	TAX	BOND	TOTAL
Fabric @ Club Room Banquettes		1	$3,900.00	$3,900.00	$0.00	$117.00	$4,017.00

SCOPE RELATIONSHIP: Existing Piece Revision

RELATED PIECES: WMC-520

CHANGE ORIGIN: Owner / Client Request

INITIATED BY: SHAW 8/6/2026 Revsion for ASI 5 Email

REFERENCES / ATTACHMENTS: No additional references or attachments associated with this change order at this time.

RELATED DOCUMENTS: ASI 05

SCOPE / DESCRIPTION OF CHANGE:
- Addition of Fabric for Clubroom A Left Side and Clubroom B Right Side.
- Fabric to be Wolf Gordon TX-01 & TX-02 for A side.
- Fabric to be Wolf Gordon TX-02 & TX-03 for B side.
- TX-01 | WOLF GORDON VAQUERO BADLANDS VAQ 9635 GOH 35273866
- TX-02 | WOLF GORDON MODENA HUSK MDA 9831 GOH 35273867
- TX-03 | WOLF GORDON DELTANA CHIMNEY DTN 8589 GOH 35273868

ROL - ASI 05

CHANGE ORDER

ROL CONSTRUCTION SERVICES

CHANGE ORDER:
8/7/2026

CONTRACTOR: SHAW CONSTRUCTION

PROJECT: WEST MIDDLE CREEK

DESCRIPTION: ASI 05 AND LEVEL 4 FINISH
PLASTER REMOVED **PARTY ROOM DIVIDING WALL REMOVED** **ADDITIONAL WALL COVERING (2,874 SF)** **REVISED WALL FINISH TO LEVEL 4 SMOOTH AT COMMON AREAS DISCUSSED (CEILINGS AND WALLS)**
BREAKDOWN:
ADDITIONAL WALL COVERING (2,874 SF) : $14,647.00 (LABOR AND MATERIAL) **PARTY ROOM DIVIDING WALL CREDIT: ($1,560)** **$13,087** **LEVEL 4 SMOOTH FINISH REVISION: $8,400** **TOTAL $21,487**

COST	***LABOR:***	**PLASTER REMOVAL: -$40,000.00 (INCLUDED)**
	MATERIAL:	
	TOTAL: **$21,487.00**	

DISPOSITION		**NOTES**
DECISION		
ACCEPTED		
REJECTED		

APPROVALS

JESUS MADRID JR PM

ROL Drywall LLC

8/7/2026

ROL - ASI 05

Guy's FLOOR SERVICE since 1942 INC.

Change Order Pricing Request			
Date	August 27, 2025	**For GFS Office Use Only**	
Project Name	West Middle Creek	**GFS C.O.#**	4
General Contractor	Shaw Construction	**GFS P.M.**	RR
G.C. Reference	ASI 05	**C.O. Received**	
G.C. Contact Name	Ben Clausius/Austin Poe	**G.C. C.O.#**	
G.C. Phone #		**Invoice Date**	
		Approved:	

Description of Work Performed

ASI 05 Includes Ammenity Betterments/Updates

Material/Labor	Quantity	Unit Price	Total
CPT-01-CPT-05 Carpet Changes	1	$9,044.14	$9,044.14
LVT-01 Material Change	1	$27,511.12	$27,511.12
TL-01 Material Change	1	$20,942.31	$20,942.31
TL-01a,b,c,d DEDUCT	1	$83,792.00	$83,792.00
TL-03a, b,c,d Deduct	1	$5,587.00	$5,587.00
FG-01 Deduct	1	$28,253.00	$28,253.00
	0	$0.00	$0.00
	0	$0.00	$0.00
	0	$0.00	$0.00
		Subtotal Material/Labor	$60,134.43
			$0.00
		Sales Tax on Materials	Included
		Rental Equipment	$0.00
		Travel Expenses	$0.00
		Total Material and Miscellaneous Cost	$0.00
		SUBTOTAL Labor and Materials	$60,134.43
		TOTAL	**$ (60,134.43)**

Ryan Routzon

Serving the Metro Denver Building Industry Since 1942
10275 East 47th Avenue ▪ Denver, Colorado 80238-2601
Phone 303-371-8900 ▪ Fax 303-375-8790
www.guysfloor.com

LCA - ASI 05

SUBCONTRACTOR CHANGE ORDER REQUEST

Lynn Cunningham Appliance, Inc
321 W. 84TH AVE
Thornton, CO 80260
303.651.3799

Date: **6-Aug-26**

Subcontractor: **LCA/Appliance Factory**

Project: **SHAW - West Middle Creek**

Subcontractor Change **CO# 1 ASI 05**

Contract Date:

Change (add or delete) the following work to the ORIGINAL CONTRACT:		
CODE	DESCRIPTION	PRICE
	Breakroom - Remove: KDFS324SPS and Add: KDTF924PPS	650.93
	Breakroom - Add: WMC7022RZ	235.99
	Clubroom - Remove: KRFC302ESS	-2,396.62
	Clubroom - Remove: KDFS324SPS and Add: KDTF924PPS	650.93
	Clubroom - Remove: KUID518SPS and ADD: BIM182ADA	243.96
	Clubroom 207 - Add: SCRR23SSG	4,421.30
	Clubroom 207 - Add: SCRR23SSGGLH	4,421.30
	Package Room - Add: SCR49SSG	7,246.90

Original Subcontract Sum:	**$**	**1,221,095.25**
Previous Change Orders:		**$0.00**
Subtotal:	**$**	**1,221,095.25**
SOV		
Subcontract Sum is Increased by this CO:	**$**	**15,474.69**
New Subcontract Sum:	**$**	**1,236,569.94**

We agree to furnish labor & materials to complete in accordance with the above specifications at the price stated above.

Subcontractor — Date: 8/6/2026

Above additional work to be performed under the same conditions as specified in the original contract unless otherwise stipulated.

General Contractor — Date

Note: This change order becomes part of the original contract.

ASCH - ASI 05

ASCH CHANGE ORDER REQUEST # 5

ATTENTION:	PROJECT:	ADDRESS:	DATE:
Shaw Construction	20419-017	351 N Frontage Rd W	6/25/2026
Ben Clausius	West Middle Creek	Vail	

CHANGES

Description / Work:

Add supply and install of Breakroom 118 cabinets and countertops, to match standard unit finishes. Per ASI005 11-12/A730

Reason for Change:

Added Scope

List of Supplemental Materials/Info/Drawings:

Material and Install

Qualifications:

PRICING

Cost of Change **$3,759.86**

SCHEDULE IMPACT

ISSUANCE

Change Submitted by: Kyler Eubank

Title: Senior Project Manager

Date: 6/25/2026

Response Due Date:

CCI - ASI 05

CHANGE ORDER

CCI SHADING SYSTEMS, INC.
DIVISION 12 / WINDOW TREATMENTS
JOB NO.# 1.3217

www.ccishadingsystems.com

DATE SUBMITTED
6/17/2026
CHANGE ORDER NO./TITLE
Pocket Shades L1
PROJECT NAME
WMC
PROJECT ADDRESS
351 NORTH FRONT ROAD VAIL, CO 81657
ESTIMATOR
Adam Birchfield abirchfield@ccishadingsystems.com

RECIPIENT:
AUSTIN POE
austinpoe@shawconstruction.net
SHAW CONSTRUCTION
303.350.1280
351 NORTH FRONT ROAD
VAIL, CO 81657

PROJECT INFO

REVISION / REASON FOR CHANGE:	Owner Change
TAX RATE:	0.000%
RED LINES / MARK UPS (ATTACHED):	ASI 5

TOTAL AMOUNT OF CHANGE: **TOTAL: $ (2,707.36)**

*EQUIVALENT ALTERNATES (VE) HAVE BEEN DETERMINED PER SPECIFICATIONS/DRAWINGS/NOTES TO BE EQUIVALENT IN DESIGN AND FUNCTION.
ALL TREATMENTS TO BE FURNISH & INSTALL (U.O.N)

1 Pocket shades in L1 Common Areas

MANUFACTURER: Draper
FABRIC %/GAUGE: 5% Black
FABRIC/SLAT WIDTH: E Screen
NOTES / EXCEPTIONS:
PRODUCT: Pocket Manual Flexshade
ACCESSORIES: Pocket

TOTAL: $ 14,301.09
SQFT: 1131
QTY: 13

2 Remove Drapery Scope

TOTAL: $ (17,008.45)

DESCRIPTION OF CHANGE(S):

WE TAKE EXCEPTION TO CLEANING, FINAL PROTECTION, AND ATTIC STOCK. INSTALLATION INTO CONCRETE IS NOT INCLUDED IN PRICING. PRICING IS BAISED ON C.O. WORK BEING ORDERED AND INSTALLED AT THE SAME TIME AS BASE

WE RESERVE THE RIGHT TO CORRECT THIS CHANGE ORDER OF ANY ERRORS OR OMISSIONS

PLEASE CONTACT US WITH ANY QUESTIONS

Print: _____ Sign: _____ Date: _____

PDI - ASI 05

PROPOSED CHANGE ORDER (PCO)

11600 Ninth Street North
St. Petersburg, FL 33716
727.210.0492
powerdesigninc.us

Project Name	West Middle Creek
Project #	42572-ELE

PCO #	**19**
Subject	ASI-005 Drawing Revision
Date Issued	7/24/2026
Expiration Date	9/30/2026

This proposal must be accepted in writing prior to the expiration date above.

CUSTOMER INFORMATION

Shaw Construction
300 Kalamath Street
Denver, CO 80223

ATTACHED DOCUMENTS

[**X**] Pricing Breakdown
[ ] Product Data (Fixtures and/or Equipment)
[ ] Customer Transmittal/Letter/RFP
[ ] Other

WORK DESCRIPTION	AMOUNT
PCO Description: PCO 19 - ASI-05 · Updating light fixtures counts. · Updating wiring devices counts. · Updating electrical connections. · Updating panel schedules to match with floor plans changes. Based on the following documents: E010 - ELECTRICAL PANEL SCHEDULES PANEL BBL2 - Added (13) 20A 1P Breaker E301C - EVIEW O LOW VOLTAGE PLAN LEVEL 1 AREA C - Added (1) CCTV Camera (Wall) - Added (1) Voice/Data Outlet E301D - EVIEW O LOW VOLTAGE PLAN LEVEL 1 AREA D - Added (1) CCTV Camera (Wall) - Added (2) Voice/Data Outlet - Deleted (1) Volume Device E302D - EVIEW O LOW VOLTAGE PLAN LEVEL 2 AREA D - Added (4) Voice/Data Outlet - Deleted (1) Volume Device E710 - EVIEW O LEVEL 1 AMENITY / COMMON AREA -ENLARGEDLIGHTING AND POWER PL - Added (1) Electrical Connection (LC ZONE 13 - BBL2-35) - Added (1) Electrical Connection (LC ZONE 6 - BBL2-35) - Added (1) Light Fixture JAN BOH - Added (1) Single Switch	$ 84,053.00

- Added (17) Light Fixture Z01
- Added (2) Duplex Receptacle
- Added (2) GFI Duplex Receptacle
- Added (2) Light Fixture Z18
- Added (3) Light Fixture Z17
- Added (3) Light Fixture Z19
- Added (4) Light Fixture Z20
- Added (63) Light Fixture G1
- Deleted (1) Electrical Connection (LC XFMR - BBL2-35)
- Deleted (1) Light Fixture Z04
- Deleted (1) Light Fixture Z14
- Deleted (12) Light Fixture M2-3
- Deleted (14) Light Fixture A2
- Deleted (16) Light Fixture E1
- Deleted (2) Light Fixture P1
- Deleted (2) Light Fixture Z06
- Deleted (2) Light Fixture Z16
- Deleted (22) Light Fixture A1
- Deleted (5) Light Fixture T1A
- Deleted (6) Light Fixture Z02

E711 - EVIEW O LEVEL 1 LOBBY / BIKE STORAGE -ENLARGEDLIGHTING PLANS
- Added (1) Electrical Connection (LC ZONE 11 - BCEL1-2)
- Added (12) Light Fixture G1
- Added (4) Light Fixture Z01
- Deleted (1) Light Fixture Z02
- Deleted (6) Light Fixture A1
- Deleted (8) Light Fixture A2

E712 - EVIEW O LEVEL 2 COMMON AREA -ENLARGED LIGHTING AND POWER PLANS
- Added (1) Light Fixture Z22
- Added (13) Light Fixture M5-4
- Added (18) Light Fixture Z01
- Added (2) Light Fixture Z21
- Added (2) Light Fixture Z23
- Added (3) GFI Duplex Receptacle
- Added (36) Light Fixture G1
- Added (9) Duplex Receptacle
- Deleted (1) Light Fixture Z02
- Deleted (1) Light Fixture Z05
- Deleted (1) Light Fixture Z11
- Deleted (1) Light Fixture Z12
- Deleted (1) Light Fixture Z15
- Deleted (12) Light Fixture A1
- Deleted (13) Light Fixture M4
- Deleted (2) Light Fixture A2
- Deleted (2) Light Fixture L1
- Deleted (2) Light Fixture Z08
- Deleted (2) Light Fixture Z09
- Deleted (2) Light Fixture Z13
- Deleted (3) Light Fixture L3
- Deleted (3) Light Fixture N1-6
- Deleted (4) Light Fixture N1-2

- Deleted (4) Light Fixture N1-4 - Deleted (7) Light Fixture M2-3 - Deleted (8) Light Fixture Z07 Clarifications: Fixture quote attached is valid for 60 Days and if this pricing is not accepted within this timeframe, PDI will need to request an updated quote and revise and resubmit pricing. Fixture quote includes 18 months of warehouse storage only. Once 18 months of storage has been supplied, Shaw Construction will need to provide storage for fixtures until they can be installed and will be responsible if any fixtures are stollen due to unsafe or poorly secured storage area provided. PDI will not release any fixtures until we have received fully executed SCO and Light fixture product data submittal has been approved. PDI PCO 14 -RFI #115 AV Shop Drawing Clarification will be voided as updated drawings were provided within ASI 005 and pricing has been included for this change. Any additional costs caused by supply chain issues delaying any material for this PCO, then this pricing is subject to be revised. In the event there is a material escalation of an item of more than 5% between the date of PCO transmittal and the date of execution (Signed CO) or Written Directive, Subcontractor shall be entitled to an equitable adjustment in the PCO price.	

EXCLUSIONS

Exclusions:
- Any duties, tariffs, taxes, or similar charges imposed after date of this proposal. Any such future charges shall be extra. This includes import/export duties, customs fees, value-added taxes, and government surcharges.
- Concrete, asphalt, cutting, scanning, core drilling, slab x-rays and chipping
- Drywall repair, including patching, painting and any damage to existing finishes or other trades work directly involved
- Ceiling, wall removal and replacement
- Rework resulting from written directive not being provided in sufficient time
- Engineering fees
- Housekeeping/ transformer pad furnished and installed by others
- Expedited or overnight freight
- Schedule impacts
- Storage (unless specified above)
- Material Tax

Original contract exclusions apply. Additional equipment that is not stated in this change order is excluded. All work is assumed to be completed during regular construction schedule. Any repairs done after installation due to damage by others will be treated as added costs. Exclude all cutting and patching or replacing of finishes.

Thank you in advance for this opportunity.

WORK STATUS	**SCHEDULE IMPACT: DAYS**
[ ] As directed in writing, we will proceed with this proposed change order to achieve schedule.	Upon receipt of written directive or change order, we estimate that the proposed change will **increase** the project schedule by **days.**
[**X**] We will not proceed with this proposed change order. We are waiting to receive written direction.	

Power Design, Inc.	
Brad Lenhart	7/24/2026
Signature	**Date**
Brad Lenhart	Project Manager
Name (Print)	**Title**

Proposed Change Order Pricing

PCO#	**19**
PCO Date	6/19/2026
Prepared By:	KK
Date:	7/24/2026
Project Name:	West Middle Creek
Project Number:	42572-ELE
Page Number:	1

Work Description

PCO Description: PCO 19 - ASI-05

- Updating light fixtures counts.
- Updating wiring devices counts.
- Updating electrical connections.
- Updating panel schedules to match with floor plans changes.

Based on the following documents:

E010 - ELECTRICAL PANEL SCHEDULES
PANEL BBL2
- Added (13) 20A 1P Breaker

E301C - EVIEW O LOW VOLTAGE PLAN LEVEL 1 AREA C
- Added (1) CCTV Camera (Wall)
- Added (1) Voice/Data Outlet

E301D - EVIEW O LOW VOLTAGE PLAN LEVEL 1 AREA D
- Added (1) CCTV Camera (Wall)
- Added (2) Voice/Data Outlet
- Deleted (1) Volume Device

E302D - EVIEW O LOW VOLTAGE PLAN LEVEL 2 AREA D
- Added (4) Voice/Data Outlet
- Deleted (1) Volume Device

E710 - EVIEW O LEVEL 1 AMENITY / COMMON AREA -ENLARGEDLIGHTING AND POWER PL
- Added (1) Electrical Connection (LC ZONE 13 - BBL2-35)
- Added (1) Electrical Connection (LC ZONE 6 - BBL2-35)
- Added (1) Light Fixture JAN BOH
- Added (1) Single Switch
- Added (17) Light Fixture Z01
- Added (2) Duplex Receptacle
- Added (2) GFI Duplex Receptacle
- Added (2) Light Fixture Z18
- Added (3) Light Fixture Z17

ORIGINAL

- Added (3) Light Fixture Z19
- Added (4) Light Fixture Z20
- Added (63) Light Fixture G1
- Deleted (1) Electrical Connection (LC XFMR - BBL2-35)
- Deleted (1) Light Fixture Z04
- Deleted (1) Light Fixture Z14
- Deleted (12) Light Fixture M2-3
- Deleted (14) Light Fixture A2
- Deleted (16) Light Fixture E1
- Deleted (2) Light Fixture P1
- Deleted (2) Light Fixture Z06
- Deleted (2) Light Fixture Z16
- Deleted (22) Light Fixture A1
- Deleted (5) Light Fixture T1A
- Deleted (6) Light Fixture Z02

E711 - EVIEW O LEVEL 1 LOBBY / BIKE STORAGE -ENLARGEDLIGHTING PLANS
- Added (1) Electrical Connection (LC ZONE 11 - BCEL1-2)
- Added (12) Light Fixture G1
- Added (4) Light Fixture Z01
- Deleted (1) Light Fixture Z02
- Deleted (6) Light Fixture A1
- Deleted (8) Light Fixture A2

E712 - EVIEW O LEVEL 2 COMMON AREA -ENLARGED LIGHTING AND POWER PLANS
- Added (1) Light Fixture Z22
- Added (13) Light Fixture M5-4
- Added (18) Light Fixture Z01
- Added (2) Light Fixture Z21
- Added (2) Light Fixture Z23
- Added (3) GFI Duplex Receptacle
- Added (36) Light Fixture G1
- Added (9) Duplex Receptacle
- Deleted (1) Light Fixture Z02
- Deleted (1) Light Fixture Z05
- Deleted (1) Light Fixture Z11
- Deleted (1) Light Fixture Z12
- Deleted (1) Light Fixture Z15
- Deleted (12) Light Fixture A1
- Deleted (13) Light Fixture M4
- Deleted (2) Light Fixture A2
- Deleted (2) Light Fixture L1
- Deleted (2) Light Fixture Z08

ORIGINAL

- Deleted (2) Light Fixture Z09
- Deleted (2) Light Fixture Z13
- Deleted (3) Light Fixture L3
- Deleted (3) Light Fixture N1-6
- Deleted (4) Light Fixture N1-2
- Deleted (4) Light Fixture N1-4
- Deleted (7) Light Fixture M2-3
- Deleted (8) Light Fixture Z07

Clarifications:

Fixture quote attached is valid for 60 Days and if this pricing is not accepted within this timeframe, PDI will need to request an updated quote and revise and resubmit pricing. Fixture quote includes 18 months of warehouse storage only. Once 18 months of storage has been supplied, Shaw Construction will need to provide storage for fixtures until they can be installed and will be responsible if any fixtures are stollen due to unsafe or poorly secured storage area provided. PDI will not release any fixtures until we have received fully executed SCO and Light fixture product data submittal has been approved.

PDI PCO 14 -RFI #115 AV Shop Drawing Clarification will be voided as updated drawings were provided within ASI 005 and pricing has been included for this change.

Add Alt Fixture type Z07 has been included. If add alt fixture type is not approved and another alternative fixture is requested. PDI will need to revise and resubmit current pricing.

Any additional costs caused by supply chain issues delaying any material for this PCO, then this pricing is subject to be revised.

In the event there is a material escalation of an item of more than 5% between the date of PCO transmittal and the date of execution (Signed CO) or Written Directive, Subcontractor shall be entitled to an equitable adjustment in the PCO price.

Exclusions:

- Any duties, tariffs, taxes, or similar charges imposed after date of this proposal. Any such future charges shall be extra. This includes import/export duties, customs fees, value-added taxes, and government surcharges.
- Concrete, asphalt, cutting, scanning, core drilling, slab x-rays and chipping
- Drywall repair, including patching, painting and any damage to existing finishes or other trades work directly involved
- Ceiling, wall removal and replacement
- Rework resulting from written directive not being provided in sufficient time
- Engineering fees
- Housekeeping/ transformer pad furnished and installed by others
- Expedited or overnight freight
- Schedule impacts

ORIGINAL

Proposed Change Order Pricing

PCO#	**19**
PCO Date	6/19/2026
Prepared By:	KK
Date:	7/24/2026
Project Name:	West Middle Creek
Project Number:	42572-ELE
Page Number:	4

- Storage (unless specified above)
- Material Tax

Original contract exclusions apply. Additional equipment that is not stated in this change order is excluded. All work is assumed to be completed during regular construction schedule. Any repairs done after installation due to damage by others will be treated as added costs. Exclude all cutting and patching or replacing of finishes. PDI reserves the right to reprice this for any corrections or cost increases.

Thank you in advance for this opportunity.

Itemized Breakdown

Drawing	Material($)	Labor Hrs
|| E010 - ELECTRICAL PANEL SCHEDULES	583.18	5.59
|| E301C - EVIEW O LOW VOLTAGE PLAN LEVEL 1 AREA C	234.74	22.43
|| E301D - EVIEW O LOW VOLTAGE PLAN LEVEL 1 AREA D	312.00	32.58
|| E302D - EVIEW O LOW VOLTAGE PLAN LEVEL 2 AREA D	325.73	42.69
|| E710 - EVIEW O LEVEL 1 AMENITY / COMMON AREA -ENLARGEDLIGHTING A	1,172.75	62.35
|| E711 - EVIEW O LEVEL 1 LOBBY / BIKE STORAGE -ENLARGEDLIGHTING PLA	220.74	11.91
|| E712 - EVIEW O LEVEL 2 COMMON AREA -ENLARGED LIGHTING AND POWE	976.35	57.17
Total	**3,825.49**	**234.72**

E010 - ELECTRICAL PANEL SCHEDULES

Description	Qty	Total Mat.	Total Hrs.
20A 1P BREAKER BOLT-ON	13	583.18	5.59
Totals	**13**	**583.18**	**5.59**

E301C - EVIEW O LOW VOLTAGE PLAN LEVEL 1 AREA C

Description	Qty	Total Mat.	Total Hrs.
1" LOCKNUT - STEEL	4	1.74	0.68
1" SNAP CLOSE CLIP - SIDE MNT TO MTL STUD SUPPORT	2	9.93	0.20
1" FLEX - LIQUIDTIGHT NON-METALLIC - CARFLEX	3	10.62	0.28
1" CONN STRAIGHT - LIQUIDTIGHT NYLON	1	14.58	0.20
1" CONN 90 DEG - LIQUIDTIGHT NYLON	1	31.33	0.25
1" CONDUIT - PVC40	200	117.18	13.00
1" ELBOW 90 DEG - PVC40	4	6.97	1.24
1" COUPLING - PVC	20	6.58	4.40
1" ADAPTER MALE - PVC	4	3.38	0.88
1/8" POLYTWINE	102	1.04	0.38
4x 2 1/8" SQ BOX 3/4" - 1" COMBO KO	1	3.82	0.35
4" SQ 1G PLSTR RING 5/8" RISE	1	1.16	0.20

Proposed Change Order Pricing

PCO# 19
PCO Date 6/19/2026
Prepared By: KK
Date: 7/24/2026
Project Name: West Middle Creek
Project Number: 42572-ELE
Page Number: 5

Description	Qty	Total Mat.	Total Hrs.
4x 4x 4" J-BOX W/ CVR NO HUBS - PVC	1	26.41	0.37
Totals	**344**	**234.73**	**22.43**

E301D - EVIEW O LOW VOLTAGE PLAN LEVEL 1 AREA D

Description	Qty	Total Mat.	Total Hrs.
1" LOCKNUT - STEEL	6	2.61	1.02
1" SNAP CLOSE CLIP - SIDE MNT TO MTL STUD SUPPORT	4	19.85	0.40
1" FLEX - LIQUIDTIGHT NON-METALLIC - CARFLEX	3	10.62	0.28
1" CONN STRAIGHT - LIQUIDTIGHT NYLON	1	14.58	0.20
1" CONN 90 DEG - LIQUIDTIGHT NYLON	1	31.33	0.25
1" CONDUIT - PVC40	300	175.77	19.50
1" ELBOW 90 DEG - PVC40	6	10.46	1.86
1" COUPLING - PVC	30	9.87	6.60
1" ADAPTER MALE - PVC	6	5.08	1.32
1/8" POLYTWINE	102	1.04	0.38
4x 2 1/8" SQ BOX 3/4" - 1" COMBO KO	2	7.63	0.70
4" SQ 1G PLSTR RING 5/8" RISE	2	2.31	0.40
4x 4x 4" J-BOX W/ CVR NO HUBS - PVC	1	26.41	0.37
7IN NAT NYL CBL TIE	-4	-0.26	-0.26
EASY SNAP GROMMET FOR MTL STUD	-2	-1.72	-0.04
CABLE STAND OFFS (CS7)	-4	-1.82	-0.20
LOW-VOLTAGE MOUNTING BRACKET 1G (#LVMB1)	-1	-1.77	-0.20
Totals	**453**	**311.99**	**32.58**

E302D - EVIEW O LOW VOLTAGE PLAN LEVEL 2 AREA D

Description	Qty	Total Mat.	Total Hrs.
1" LOCKNUT - STEEL	8	3.48	1.36
1" SNAP CLOSE CLIP - SIDE MNT TO MTL STUD SUPPORT	8	39.70	0.79
1" CONDUIT - PVC40	400	234.36	26.00
1" ELBOW 90 DEG - PVC40	8	13.94	2.48
1" COUPLING - PVC	40	13.16	8.80
1" ADAPTER MALE - PVC	8	6.77	1.76
4x 2 1/8" SQ BOX 3/4" - 1" COMBO KO	4	15.27	1.40
4" SQ 1G PLSTR RING 5/8" RISE	4	4.62	0.80
7IN NAT NYL CBL TIE	-4	-0.26	-0.26
EASY SNAP GROMMET FOR MTL STUD	-2	-1.72	-0.04
CABLE STAND OFFS (CS7)	-4	-1.82	-0.20
LOW-VOLTAGE MOUNTING BRACKET 1G (#LVMB1)	-1	-1.77	-0.20
Totals	**469**	**325.73**	**42.69**

E710 - EVIEW O LEVEL 1 AMENITY / COMMON AREA -ENLARGEDLIGHTING AND POWER PL

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE Z01	17	0.00	17.00
LIGHT FIXTURE Z18	2	0.00	2.00

ORIGINAL

Proposed Change Order Pricing

PCO# 19
PCO Date 6/19/2026
Prepared By: KK
Date: 7/24/2026
Project Name: West Middle Creek
Project Number: 42572-ELE
Page Number: 6

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE Z17	3	0.00	3.00
LIGHT FIXTURE Z19	3	0.00	3.00
LIGHT FIXTURE Z20	4	0.00	4.00
LIGHT FIXTURE G1	63	0.00	63.00
LIGHT FIXTURE Z04	-1	-0.00	-1.00
LIGHT FIXTURE Z14	-1	-0.00	-1.00
LIGHT FIXTURE M2-3	-12	-0.00	-12.00
LIGHT FIXTURE A2	-14	-0.00	-14.00
LIGHT FIXTURE E1	-16	-0.00	-16.00
LIGHT FIXTURE P1	-2	-0.00	-2.00
LIGHT FIXTURE Z06	-2	-0.00	-2.00
LIGHT FIXTURE Z16	-2	-0.00	-2.00
LIGHT FIXTURE A1	-22	-0.00	-22.00
LIGHT FIXTURE T1A	-5	-0.00	-5.00
LIGHT FIXTURE Z02	-6	-0.00	-6.00
LIGHT FIXTURE JAN BOH	1	0.00	1.00
#12/2C SOLID CABLE MC - ALUM ARMOR - CU	310	278.07	10.07
#12/2C SOLID + 16/2 LUMINAIRE CABLE MC - ALUM ARMOR - CU	180	367.43	5.85
CBL - CMR CAT6 UTP BLU	200	49.36	3.50
3/8" CONN SADDLEGRIP / AC-90 / MC	28	32.35	3.36
3/8" CONN 1-SCREW AC-90 / MC DC DUPLEX	5	11.69	0.85
1-H STRAP #14/2 & #12/2	4	1.11	0.16
MC/AC 1-4 SUPPORT BRACKET #14-#10	8	27.90	0.43
CABLE SUPPORT - CJ6*	10	13.98	0.50
2" LOOP CBL SUPPORT - J HOOK	4	23.45	0.25
WIRE CONN RED	47	4.49	3.76
4x 1 1/2" SQ BOX 1/2"-3/4" COMB KO	1	2.18	0.35
4x 2 1/8" SQ BOX 1/2" - 3/4" COMBO KO	11	94.32	3.85
4x 2 1/8" SQ BOX 3/4" - 1" COMBO KO	4	15.27	1.40
4" SQ 1G PLSTR RING 3/4" RISE	5	6.90	1.00
4" SQ 5/8" D METALLIC ROUND PLAS RING	10	15.88	2.00
4" SQ BLANK COVER	1	0.64	0.09
GROUND SCREW W/ INSUL #12 LEAD	5	4.99	0.40
7IN NAT NYL CBL TIE	8	0.51	0.52
14IN NAT NYL CBL TIE	72	4.82	5.40
EASY SNAP GROMMET FOR MTL STUD	6	5.15	0.11
SQ BOX MNTG BRKT TO 2 1/2-3 1/2" STUD = C23	3	4.60	0.23
ADJUSTABLE SCREW GUN BOX BRACKET - 24"	12	88.68	1.80
#8x 1 P/H SELF-TAP SCREW	64	5.59	2.48
1G DUPLEX REC PLATE - PLASTIC	2	1.45	0.25
1G DECORATOR PLATE - PLASTIC	3	2.14	0.38
20A 120-277V S/P SW - DECOR (SG)*	1	12.20	0.31
20A 125V TAMPER RESISTANT DUP REC (CS)*	2	14.49	0.75
20A 125V TAMPER RESISTANT GFCI*	2	56.01	0.87
MOD OUTLET - RJ45 CAT6 T568A/B WHT	2	16.92	0.50
1G FACEPLATE - DIRECT 1-MOD MNT WHT	2	2.99	0.12
CABLE STAND OFFS (CS7)	8	3.64	0.40
LOW-VOLTAGE MOUNTING BRACKET 1G (#LVMB1)	2	3.55	0.40
Totals	**1,032**	**1,172.76**	**62.35**

ORIGINAL

Proposed Change Order Pricing

PCO#	**19**
PCO Date	6/19/2026
Prepared By:	KK
Date:	7/24/2026
Project Name:	West Middle Creek
Project Number:	42572-ELE
Page Number:	7

E711 - EVIEW O LEVEL 1 LOBBY / BIKE STORAGE -ENLARGEDLIGHTING PLANS

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE Z01	4	0.00	4.00
LIGHT FIXTURE G1	12	0.00	12.00
LIGHT FIXTURE A2	-8	-0.00	-8.00
LIGHT FIXTURE A1	-6	-0.00	-6.00
LIGHT FIXTURE Z02	-1	-0.00	-1.00
#12/2C SOLID CABLE MC - ALUM ARMOR - CU	110	98.67	3.58
#12/2C SOLID + 16/2 LUMINAIRE CABLE MC - ALUM ARMOR - CU	20	40.83	0.65
CBL - CMR CAT6 UTP BLU	100	24.68	1.75
3/8" CONN SADDLEGRIP / AC-90 / MC	4	4.62	0.48
1-H STRAP #14/2 & #12/2	4	1.11	0.16
2" LOOP CBL SUPPORT - J HOOK	2	11.73	0.13
WIRE CONN RED	6	0.57	0.48
4x 1 1/2" SQ BOX 1/2"-3/4" COMB KO	1	2.18	0.35
4x 2 1/8" SQ BOX 1/2" - 3/4" COMBO KO	1	8.57	0.35
4" SQ 5/8" D METALLIC ROUND PLAS RING	1	1.59	0.20
4" SQ BLANK COVER	1	0.64	0.09
7IN NAT NYL CBL TIE	4	0.26	0.26
14IN NAT NYL CBL TIE	16	1.07	1.20
EASY SNAP GROMMET FOR MTL STUD	3	2.58	0.06
ADJUSTABLE SCREW GUN BOX BRACKET - 24"	1	7.39	0.15
#8x 1 P/H SELF-TAP SCREW	8	0.70	0.31
MOD OUTLET - RJ45 CAT6 T568A/B WHT	1	8.46	0.25
1G FACEPLATE - DIRECT 1-MOD MNT WHT	1	1.50	0.06
CABLE STAND OFFS (CS7)	4	1.82	0.20
LOW-VOLTAGE MOUNTING BRACKET 1G (#LVMB1)	1	1.77	0.20
Totals	**290**	**220.74**	**11.90**

E712 - EVIEW O LEVEL 2 COMMON AREA -ENLARGED LIGHTING AND POWER PLANS

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE Z01	18	0.00	18.00
LIGHT FIXTURE G1	36	0.00	36.00
LIGHT FIXTURE A2	-2	-0.00	-2.00
LIGHT FIXTURE A1	-12	-0.00	-12.00
LIGHT FIXTURE Z02	-1	-0.00	-1.00
LIGHT FIXTURE Z22	1	0.00	1.00
LIGHT FIXTURE M5-4	13	0.00	13.00
LIGHT FIXTURE Z21	2	0.00	2.00
LIGHT FIXTURE Z23	2	0.00	2.00
LIGHT FIXTURE Z05	-1	-0.00	-1.00
LIGHT FIXTURE Z11	-1	-0.00	-1.00
LIGHT FIXTURE Z12	-1	-0.00	-1.00
LIGHT FIXTURE Z15	-1	-0.00	-1.00
LIGHT FIXTURE M4	-13	-0.00	-13.00
LIGHT FIXTURE L1	-2	-0.00	-2.00
LIGHT FIXTURE Z08	-2	-0.00	-2.00

Proposed Change Order Pricing

PCO# 19
PCO Date 6/19/2026
Prepared By: KK
Date: 7/24/2026
Project Name: West Middle Creek
Project Number: 42572-ELE
Page Number: 8

Description	Qty	Total Mat.	Total Hrs.
LIGHT FIXTURE Z09	-2	-0.00	-2.00
LIGHT FIXTURE Z13	-2	-0.00	-2.00
LIGHT FIXTURE L3	-3	-0.00	-3.00
LIGHT FIXTURE N1-6	-3	-0.00	-3.00
LIGHT FIXTURE N1-2	-4	-0.00	-4.00
LIGHT FIXTURE N1-4	-4	-0.00	-4.00
LIGHT FIXTURE M2-3	-7	-0.00	-7.00
LIGHT FIXTURE Z07	-8	-0.00	-8.00
#12/2C SOLID CABLE MC - ALUM ARMOR - CU	420	376.74	13.65
#12/2C SOLID + 16/2 LUMINAIRE CABLE MC - ALUM ARMOR - CU	100	204.13	3.25
#12/3C SOLID + 16/2 LUMINAIRE CABLE MC - ALUM ARMOR - CU	-40	-91.12	-0.97
3/8" CONN SADDLEGRIP / AC-90 / MC	18	20.80	2.16
3/8" CONN 1-SCREW AC-90 / MC DC DUPLEX	12	28.06	2.04
MC/AC 1-4 SUPPORT BRACKET #14-#10	24	83.70	1.29
CABLE SUPPORT - CJ6*	24	33.55	1.20
WIRE CONN RED	45	4.30	3.60
4"X 1 1/2" OCTAGON FAN RATED CEILING BOX W/ HANGER	-5	-102.15	-0.85
4x 2 1/8" SQ BOX 1/2" - 3/4" COMBO KO	8	68.60	2.80
4x 2 1/8" SQ BOX 3/4" - 1" COMBO KO	12	45.81	4.20
4" SQ 1G PLSTR RING 3/4" RISE	12	16.55	2.40
4" SQ 5/8" D METALLIC ROUND PLAS RING	8	12.71	1.60
GROUNDING SCREW	-5	-0.95	-0.10
GROUND SCREW W/ INSUL #12 LEAD	12	11.97	0.96
14IN NAT NYL CBL TIE	81	5.43	6.08
SQ BOX MNTG BRKT TO 2 1/2-3 1/2" STUD = C23	9	13.81	0.68
ADJUSTABLE SCREW GUN BOX BRACKET - 24"	11	81.29	1.65
#8x 1 P/H SELF-TAP SCREW	60	5.24	2.33
1G DUPLEX REC PLATE - PLASTIC	9	6.52	1.13
1G DECORATOR PLATE - PLASTIC	3	2.14	0.38
20A 125V TAMPER RESISTANT DUP REC (CS)*	9	65.20	3.38
20A 125V TAMPER RESISTANT GFCI*	3	84.01	1.31
Totals	**833**	**976.33**	**57.14**

Summary

MATERIAL		
General Materials		3,825.46
Lighting Fixtures		24,507.54
Total Material		**28,333.00**
LABOR		
Electrician	(234.68 Hrs @ $95.00)	22,294.60
Foreman	(23.47 Hrs @ $110.00)	2,581.70
Total Labor		**24,876.30**
EQUIPMENT		
Scissor Lift - 19'		2,400.00

ORIGINAL

Proposed Change Order Pricing

PCO#	**19**
PCO Date	6/19/2026
Prepared By:	KK
Date:	7/24/2026
Project Name:	West Middle Creek
Project Number:	42572-ELE
Page Number:	9

Summary (Cont'd)

Overhead	(@ 15.000 %)	8,341.40
SUBCONTRACTS		
A/V System		16,726.13
CCTV System		1,728.34
Warranty		1,648.10
Final Adjustment		-0.27
Final Amount		**$84,053.00**

ORIGINAL

Proposed RFP Pricing

CCN #	**19.**
Ref #1	AJ
Date:	6/25/2026
Project Name:	

Work Description

RFP Description: PCO: 19 - RFP: 4 - Drawing interior betterment revisions for amenity spaces at levels 1 & 2.

Based on the following:

AV:
Level 1:
Leasing, 116:
- Removed (1) Customizable Control Wall Plate

Level 2:
Club Room/Coworking, 207:
- Added (3) 65” 4K Display with Mounts and Backboxes
- Added (3) 100m HDBaseT Extender Kits
- Removed (1) 50” 4K Display

Party 1, 208:
- Added (2) 65” 4K Display with Mounts and Backboxes
- Added (2) 100m HDBaseT Extender Kits

Party 2, 209:
- Removed (1) Customizable Control Wall Plate

Exclusions:
- Drywall repair, including patching, painting, and any damage to existing finishes or other trades work directly involved.
- Ceiling, wall removal, and replacement.
- Rework resulting from written directive not being provided in sufficient time.
- Engineering fees.
- Expedited or overnight freight.
- Schedule impacts.
- It is assumed that the electrical contractor will provide the following, which is currently not carried out in the pricing in this proposal:
  - Conduit and Pathways
  - Backboards (Both Painted and Unpainted/Fire Rated)
  - Wire Tray/Cable Tray Outside of Closets
  - Non-Specialty Back Boxes
  - J-Hooks or Other Cabling Support Devices

- Fire Penetration Protection
- Patching and Access Panels

Thank you in advance for this opportunity.

Itemized Breakdown

Bid Item
|| Level 1 - Area D - Leasing, 116
|| Level 2 - Area D - Club Room/Coworking, 207
|| Level 2 - Area D - Party 1, 208
|| Level 2 - Area D - Party 2, 209

Total

Level 1 - Area D - Leasing, 116

Description	Qty	Total Mat.	Total Hrs.
Horizon Customizable Designer Keypad	-1	-175.00	-0.50
Keypad - Horizon Backlit Engravable Rocker Button	-5	-30.00	-0.45
Horizon Single Gang Faceplate - White, Ea.	-1	-11.00	-0.09
CRESNET CONTROL - PLENUM	-150	-82.50	-1.20
Totals	**-157**	**-298.50**	**-2.24**

Level 2 - Area D - Club Room/Coworking, 207

Description	Qty	Total Mat.	Total Hrs.
65" Sony BRAVIA 3 K-65S30	3	3,013.05	4.50
Component Bracket Plate for PAC525	2	94.50	0.12
In-Wall Storage Box with Flange	2	216.00	0.50
Strong Tilt Mount - Large - 36-80"	3	266.49	1.50
Strong Tilt Mount - X-Large - 47-90"	-1	-106.74	-0.50
AC-EX100-444-KIT-GEN2 - 100m 4K60 4:4:4, HDR HDBaseT Extender	3	3,357.45	1.50
Phoenix Connector for 2 Channel Audio Outputs (SPECIFY 3 OR 5 PIN WHEN OR	3	57.93	0.75
50" Class LED 4K HDR Google TV (2024)	-1	-546.00	-1.50
Totals	**14**	**6,352.68**	**6.87**

Level 2 - Area D - Party 1, 208

Description	Qty	Total Mat.	Total Hrs.
65" Sony BRAVIA 3 K-65S30	2	2,008.70	3.00
Component Bracket Plate for PAC525	2	94.50	0.12
In-Wall Storage Box with Flange	2	216.00	0.50
Strong Tilt Mount - Large - 36-80"	2	177.66	1.00
AC-EX100-444-KIT-GEN2 - 100m 4K60 4:4:4, HDR HDBaseT Extender	2	2,238.30	1.00
Phoenix Connector for 2 Channel Audio Outputs (SPECIFY 3 OR 5 PIN WHEN OR	2	38.62	0.50
Totals	**12**	**4,773.78**	**6.12**

Level 2 - Area D - Party 2, 209

Proposed RFP Pricing

CCN # **19.**
Ref #1 AJ
Date: 6/25/2026
Project Name:

Description	Qty	Total Mat.	Total Hrs.
Horizon Customizable Designer Keypad	-1	-175.00	-0.50
Keypad - Horizon Backlit Engravable Rocker Button	-5	-30.00	-0.45
Horizon Single Gang Faceplate - White, Ea.	-1	-11.00	-0.09
CRESNET CONTROL - PLENUM	-150	-82.50	-1.20
Totals	**-157**	**-298.50**	**-2.24**

Summary

General Materials		10,529.46
BIM Technician	(10.00 Hrs @ $125.00)	1,250.00
Systems Technician	(7.00 Hrs @ $95.00)	665.00
Programmer	(12.00 Hrs @ $175.00)	2,100.00
Final Amount		**$14,544.46**

Proposed RFP Pricing

PCO# 19
Prepared By: PV
Date: 6/24/2026
Project Name: West Middle Creek - LV

Work Description

RFP Description: PCO 19 - RFP 4 - Drawing interior betterment revisions for amenity spaces at levels 1 & 2.

Based on the following:

- Add (2) Interior Cameras at Package Room 115

Exclusions:

- Installation Labor to be provided by PDI Electrical
- Drywall repair, including patching, painting and any damage to existing finishes or other trades work directly involved.
- Ceiling, wall removal and replacement.
- Rework resulting from written directive not being provided in sufficient time.
- Engineering fees.
- Expedited or overnight freight.
- Schedule impacts.
- It is assumed that the electrical contractor will provide the following, which is currently not carried out in the pricing in this proposal:
  - Conduit and Pathways
  - Backboards (Both Painted and Unpainted/Fire Rated)
  - Wire Tray/Cable Tray Outside of Closets
  - Non-Specialty Back Boxes
  - J-Hooks or Other Cabling Support Devices
  - Fire Penetration Protection
  - Patching and Access Panels

Thank you in advance for this opportunity.

Itemized Breakdown

Description	Qty	Total Mat.	Total Hrs.
4MP - INDOOR MINIDOME - FIXED - M SERIES	2	797.50	2.00
Cat6 Keystone Jacks White(20pk)	2	10.32	0.30
1-Port SG FP w/o Labeling Wht 10pk#	2	2.46	0.18
5' Cat6 White Patch Cord	4	15.12	0.04
Cat 6 Cable, CMR, Yellow	450	112.50	3.60
Totals	**460**	**937.90**	**6.12**

Summary

General Materials	937.90

Proposed RFP Pricing

PCO# 19
Prepared By: PV
Date: 6/24/2026
Project Name: West Middle Creek - LV

Summary (Cont'd)

Total Material		**937.90**
BIM Technician	(1.00 Hrs @ $125.00)	125.00
Systems Technician	(1.00 Hrs @ $95.00)	95.00
Programmer	(1.00 Hrs @ $175.00)	175.00
Project Estimator	(2.00 Hrs @ $85.00)	170.00
Total Labor		**565.00**
Subtotal		**1,502.90**
Final Amount		**$1,502.90**

ILCSTUDIOS

2301 Blake Street, Suite 100 Denver, CO 80205

PRICING

PRICING # ASI 05

DATE 3/2/2026

PROJECT WEST MIDDLE CREEK

DESCRIPTION ASI 05

TYPE	MANUFACTURER	PART #	QTY	UNIT $	TOTAL $	NOTES
CON-1	WATTSTOPPER	CONTROLS UPDATES	1	$4,157.62	$4,157.62	
E1	ELCO LIGHTING	E25F-*-11-*-*	-16	$101.86	-$1,629.71	
G1	ZANEEN	A720004-2700-*-*	112	$1,141.77	$127,877.82	
L1	GM LIGHTING	LTR-P-24V-5.8W-27K	-141	$6.27	-$884.45	
L1	GM LIGHTING	LED-CHL2-4-CA	-141	$4.04	-$569.49	
L2	GM LIGHTING	LTR-P-24V-4.5W-24K	-28	$8.87	-$248.36	
L2	GM LIGHTING	LED-CHL2-4-CA	-28	$4.03	-$112.73	
M2-3	CORONET	LS1 SHARP BEVEL-3'-0"-*-MED-UNV-DB-*-AC-*-*-*-*	-17	$4,925.97	-$83,741.56	
~~M5-4~~	~~CORONET~~	~~LS1.SHARP.UPDN.BEVEL-4-30-MED-HIGH-UNV-DB-BLK-BLK-*-AV1BAT-BW60-NA-NA-NA~~	~~13~~	~~$0.00~~	~~$0.00~~	NOT INCLUDED IN CONTRACT
N1-2	CORONET	DONA-2-30-MED-UNV-DB-W-*-SD-NA-NA-*	-5	$1,167.53	-$5,837.66	
N1-4	CORONET	DONA-4-30-MED-UNV-DB-W-*-SD-NA-NA-*	-4	$3,064.94	-$12,259.74	
N1-6	CORONET	DONA-6-30-MED-UNV-DB-W-*-SD-NA-NA-*	-3	$6,567.53	-$19,702.60	
P1	MAXIM	53830**	-2	$19.48	-$38.96	
P1	MAXIM	53887**	-2	$3.90	-$7.79	
P1	MAXIM	53885**	-2	$6.49	-$12.99	
S4/S4E	ELUMA	STR-48-56L-3500	1	$75.04	$75.04	
X02	MAXIM	26101BK	1	$79.36	$79.36	
X02-L	SATCO	TBD- BUDGET PLACEHOLDER 40W E26	9	$6.49	$58.44	
Z01	HUDSON VALLEY	B6918-FOR	40	$168.83	$6,753.25	
Z01-L	SATCO	TBD- BUDGET PLACEHOLDER T10 E26 7W	40	$10.39	$415.58	
Z01	ACCORD LIGHTING	4132LED	-10	$337.66	-$3,376.62	
Z02	TBD	TBD	-8	$475.00	-$3,800.00	
Z04	TBD	TBD	-2	$550.00	-$1,100.00	
Z05	B.LUX	RING S6	-1	$4,542.86	-$4,542.86	
Z06	BOVER USA	33801215053U	-2	$2,023.64	-$4,047.27	
Z07	CURREY & CO	5000-0258 Apricity Wall Sconce	4	$599.36	$2,397.45	
Z07-L	SATCO	TBD- BUDGET PLACEHOLDER	4	$6.49	$25.97	
Z07	HUDSON VALLEY	TAFT 7000-AGB	-8	$164.71	-$1,317.71	
Z08	CB2	Augustine 5-bulb glass chandelier, polished brass	-2	$725.97	-$1,451.95	
Z09	TBD	TBD	-2	$2,500.00	-$5,000.00	
Z11	TBD	TBD	-1	$1,150.00	-$1,150.00	
Z12	VAKKER	VK202206211627-05	-1	$927.27	-$927.27	
Z13	TBD	TBD	-2	$350.00	-$700.00	
Z14	HOLLIS+MORRIS	ELPSchandelier-*	-1	$4,129.87	-$4,129.87	
Z15	ARTERIORS	DANTE	-1	$4,415.58	-$4,415.58	
Z16	FORESTIER	MESH CUBE LARGE PENDANT	-2	$1,341.25	-$2,682.49	
Z17	CERNO	06-220-24-RW-*-L27P1	3	$2,096.68	$6,290.03	
Z18	CERNO	06-210-DD-*-L27P1	2	$2,191.92	$4,383.84	
Z19	CERNO	06-290-21-*-D-27-P1	3	$2,188.31	$6,564.94	
Z20	CERNO	06-320-W-*-27	4	$3,711.40	$14,845.61	
Z21	CERNO	06-300-N-27-P1	2	$1,432.18	$2,864.36	
Z22	CERNO	06-230-46-D-B-27-P1	1	$2,176.05	$2,176.05	
Z23	CERNO	06-280-22-D-D-27-P1	2	$966.81	$1,933.61	
Z24	CERNO	07-100-B-D-27-P1	1	$2,522.36	$2,522.36	

SUBTOTAL	$19,733.66
FREIGHT	$1,342.17
WAREHOUSING	$1,203.75
TOTAL	$22,279.58

CURREY
& COMPANY





Apricity Wall Sconce

5000-0258

In Stock

Overall: 14"h x 14"w x 7.5"d

Finish: Beige / Antique Brass / Frosted White
Materials: Travertine / Metal / Glass

Item Weight: 10 lbs.
Number of Lights: 1
Suggested Bulb: B Torpedo Tip
Socket Type: E12
Watts per Socket/Item: 60/60
Voltage: 120
Dimmable: Yes

Cord: 1' Black/White

Shipping Method: P/OS

UL/cUL Listed

The Apricity Wall Sconce is simplicity personified. Its most dramatic feature is a travertine disc that surrounds the frosted white glass globe, bringing warmth to the glow that will reflect on the natural stone's surface. The metal hardware in an antique brass finish all but disappears on the round tan sconce. Because travertine is a natural material, the surface of the disc will vary slightly.

Pending Change Order
No. 075

West Middle Creek
351 N Frontage Rd W
Vail, CO 81657

Project No: 20419-

PCO No. 075 RFI 158 - Betterments Change Confirmation **Date Sent: 7/29/2026**

Transmitted To:

Jason Dietz, Director of Housing
Town of Vail
1309 Elkhorn Drive
Vail, CO 81657

From:

Ben Clausius, Project Manager
Shaw Construction LLC
Tel: 303-824-9715
Fax:
Email: benjaminclausius@shawconstruction.net

Description of Proposal:

Per RFI 158, provide a matte black finish for all plumbing fixtures, provide a black finish for all unit door hardware, and provide 3-1/4" casings ILO 2-1/4" casings for all unit interior doors. There is a no cost change for the black finish on the unit door hardware. The 3-1/4" casings for the unit entry doors are included in this PCO.

Cost Summary for Item : 1 RFI 158 - Betterments Change Confirmation

Phase	Description	Quantity	Unit Price	Amount
006300- -075	Roder - RFI 158 Betterments Cha	1 LS	75,058.60	75,058.60
			Net Total for Item 1:	**$75,058.60**

Description	Percentage	Amount
DIC Insurance	0.30%	225.18
Warranty Reserve	0.30%	225.18
P&P Bond	0.80%	600.47
Fee	4.00%	3,044.38
	Subtotal:	**$4,095.21**

Total Item #1: **$79,153.81**

Time Extension: **NONE**

Cost Summary for Item : 2 RFI 158 - Betterments Change Confirmation

Phase	Description	Quantity	Unit Price	Amount
015000- -075	Kimbel - RFI 158 Betterments Cha	1 LS	45,280.82	45,280.82
			Net Total for Item 2:	**$45,280.82**

Description	Percentage	Amount
DIC Insurance	0.30%	135.84
Warranty Reserve	0.30%	135.84
P&P Bond	0.80%	362.25
Fee	4.00%	1,836.59
	Subtotal:	**$2,470.52**

Total Item #2: **$47,751.34**

Time Extension: **NONE**

SHAW CONSTRUCTION

Pending Change Order
No. 075

West Middle Creek
351 N Frontage Rd W
Vail, CO 81657

Project No: 20419-

Grand Total PCO #075:	**$126,905.15**
Total Time Extension:	**NONE**

Submitted By: *Shaw Construction LLC*

Signature _____ Date _____

Name *Ben Clausius, Project Manager*

Authorized By: Town of Vail

I authorize Shaw Construction to proceed with the work noted above and agree to pay for the work.

Signature _____ Date _____

Name *Jason Dietz, Director of Housing*

QUOTE #154

325 N Shore Circle
Windsor, CO 80550
970.302.3701

DATE

BILL TO

Shaw Construction
300 Kalamth St.
Denver,CO 80223
303.825.4740

FOR

Procurement & Install

West Middle Creek
351 North Front Road West
Vail, CO 81657

PRODUCT	Extended Material	Install (Unit Rate)	Extended Install
Unit Betterment - Casing	OPTION 1	Labor Upgrade	
9/16x3-1/4x17' MDF E2E	$48,258.60	$75/Unit	$20,100.00
Labor inclusion:		$25/UE	$6,700.00
Install adder for wide casing at interior unit doors and unit entry doors.			

PRODUCT	Extended Material	Install (Unit Rate)	Extended Install
		MATERIAL SUBTOTAL	$48,258.60
		TAX RATE	0.00%
		LABOR SUBTOTAL	$26,800.00
		COMBINED SUBTOTAL	$75,058.60
		OTHER	$0.00
		TOTAL	$75,058.60

Roder Custom Home Services
If you have any questions concerning this invoice, use the following contact information:

Brad Roder 970.302.3701

THANK YOU FOR YOUR BUSINESS!

Kimbel (PLM) - RFI 158 - Betterments Change Confirmation

1936 N Shiloh Drive
Fayetteville, AR 72704
479-756-1099

Request for Proposal

West Middle Creek	Plumbing	Estimate #	Proposal Date
General Contractor:		513436	2/20/2026
Project Manager:	Max Roeder	RFP #	

Special Notes about this RFP:

Labor will not commence and material will not be purchased for this RFP until an executed CO has been signed by both parties.

Scope of Work:

Inclusions

Labor and material associated with the following:

Difference in price for the change of fixture finishes to Matte Black.

Exclusions

Labor and material associated with the following:

Total Material		$38,602.57
Total Labor		$0.00
Total Premium Fill		$0.00
Total Equipment Rental		$0.00
Total General Conditions		$0.00
Total Bond		$772.05
OH&P	15.00%	$5,906.19

Change Order Amount: $45,280.82

General RFP Notes

1. Limitation of RFP: This estimate is good for 30 days from the date on the bid and KMS mobilization and work starting within 60 days of date of proposal. This bid document to be included in Contract as Exhibit.

2. Scope of Work & Contract: Scope of work is limited to specifically what is named above. KMS reserves the right to decline to perform any of the work described above and terminate this bid/proposal in the event contract language or scope cannot be mutually agreed upon.

3. Lead Times: Lead time minimum is two weeks from notice to proceed and can be up to twelve weeks. Bid assumes proper notice will be provided by General Contractor.

4. Emergency Management: KMS reserves the right to charge the GC for unforeseen inflation in materials due to acts of war, natural disasters, extended delays outside our control, etc.

5. Escalation: All pricing is based on the current scope of work and is guaranteed for the duration of the project, with the exception of cumulative price or tariff increases for any materials in excess of five percent (5%) of the price and tariffs for such materials as of the date of this agreement (a "Significant Price Increase"). In the event of a Significant Price Increase, a change order will be issued, and Contractor will be responsible for such Significant Price Increase. The change order will be for the increased cost plus the contractual overhead and profit and will not include any additional overhead or profit.

Pending Change Order
No. 080

West Middle Creek
351 N Frontage Rd W
Vail, CO 81657

Project No: 20419-

PCO No. 080 Specified Light Fixtures ILO VE Light Fixtures **Date Sent: 8/26/2026**

Transmitted To:

Jason Dietz, Director of Housing
Town of Vail
1309 Elkhorn Drive
Vail, CO 81657

From:

Ben Clausius, Project Manager
Shaw Construction LLC
Tel: 303-824-9715
Fax:
Email: benjaminclausius@shawconstruction.net

Description of Proposal:

Costs associated with providing a number of specified light fixtures in lieu of the VE light fixtures that were carried in the ILC package and within the GMP. These selections were made via the design team during the submittal review process.

Cost Summary for Item : 1 Specified Light Fixtures ILO VE Light Fixtures

Phase	Description	Quantity	Unit Price	Amount
016000- -080	PDI - Specified Light Fixtures ILO	1 LS	18,926.00	18,926.00
			Net Total for Item 1:	**$18,926.00**

Description	Percentage	Amount
DIC Insurance	0.30%	56.78
Warranty Reserve	0.30%	56.78
P&P Bond	0.80%	151.41
Fee	4.00%	767.64
	Subtotal:	**$1,032.61**

Total Item #1: **$19,958.61**

Time Extension: **NONE**

Grand Total PCO #080: **$19,958.61**

Total Time Extension: **NONE**

Submitted By: *Shaw Construction LLC*

Signature _____ Date _____

Name *Ben Clausius, Project Manager*

Authorized By: Town of Vail

I authorize Shaw Construction to proceed with the work noted above and agree to pay for the work.

Signature _____ Date _____

Name *Jason Dietz, Director of Housing*

PROPOSED CHANGE ORDER (PCO)

11600 Ninth Street North
St. Petersburg, FL 33716
727.210.0492
powerdesigninc.us

Project Name	West Middle Creek
Project #	42572-ELE

PCO #	**22**
Subject	Spec vs. VE Light Fixture Submittal Changes
Date Issued	8/12/2026
Expiration Date	9/30/2026

This proposal must be accepted in writing prior to the expiration date above.

CUSTOMER INFORMATION

Shaw Construction
300 Kalamath Street
Denver, CO 80223

ATTACHED DOCUMENTS

[**X**]	Pricing Breakdown	[ ]	Customer Transmittal/Letter/RFP
[ ]	Product Data (Fixtures and/or Equipment)	[ ]	Other

WORK DESCRIPTION	AMOUNT
Power Design, Inc. is pleased to offer the following proposal for the Project. Unit pricing includes all applicable materials, equipment, labor, taxes and permitting based on the documents provided and as described below: PCO Description: PCO 022 - Spec vs. VE Light Fixture Submittal Changes Based on the following documents: Correspondence with Shaw Construction and ILC Studios dated 8/4/2026. INCLUDE Light Fixture Submittal Changes from ILC Studios. CLARIFICATIONS: Per light fixture submittal comments, LS and Ownership have decided to go with the spec'd fixtures in lieu of the VE fixture package that was originally agreed upon as outlined in the provided backup quote. PDI will need an executed change order for this prior to any further fixture releases. Once Rev 3 light fixture submittal has been fully approved and all light fixture change orders have been approved, PDI will release the remaining fixtures. Any additional costs caused by supply chain issues delaying any material for this PCO, then this pricing is subject to be revised. In the event there is a material escalation of an item of more than 5% between the date of PCO transmittal and the date of execution (Signed CO) or Written Directive, Subcontractor shall be entitled to an equitable adjustment in the PCO price.	$ 18,926.00

EXCLUSIONS

Exclusions:
- Any duties, tariffs, taxes, or similar charges imposed after date of this proposal. Any such future charges shall be extra. This includes import/export duties, customs fees, value-added taxes, and

government surcharges.
- Concrete, asphalt, cutting, scanning, core drilling, slab x-rays and chipping
- Drywall repair, including patching, painting and any damage to existing finishes or other trades work directly involved
- Ceiling, wall removal and replacement
- Rework resulting from written directive not being provided in sufficient time
- Engineering fees
- Housekeeping/ transformer pad furnished and installed by others
- Expedited or overnight freight
- Schedule impacts

Original contract exclusions apply. Additional equipment that is not stated in this change order is excluded. All work is assumed to be completed during regular construction schedule. Any repairs done after installation due to damage by others will be treated as added costs. Exclude all cutting and patching or replacing of finishes.

Thank you in advance for this opportunity.

WORK STATUS	**SCHEDULE IMPACT: DAYS**
[ ] As directed in writing, we will proceed with this proposed change order to achieve schedule.	Upon receipt of written directive or change order, we estimate that the proposed change will **increase** the project schedule by **days.**
[**X**] We will not proceed with this proposed change order. We are waiting to receive written direction.	

Power Design, Inc.	
Brad Lenhart	8/12/2026
Signature	**Date**
Brad Lenhart	Project Manager
Name (Print)	**Title**

Proposed Change Order Pricing

PCO#	**22**
PCO Date	8/12/2026
Prepared By:	
Date:	8/12/2026
Project Name:	West Middle Creek
Project Number:	42572-ELE
Page Number:	1

Work Description

Power Design, Inc. is pleased to offer the following proposal for the Project. Unit pricing includes all applicable materials, equipment, labor, taxes and permitting based on the documents provided and as described below:

PCO Description: PCO 022 - Spec vs. VE Light Fixture Submittal Changes

Based on the following documents:
Correspondence with Shaw Construction and ILC Studios dated 8/4/2026.

INCLUDE
Light Fixture Submittal Changes from ILC Studios.

CLARIFICATIONS:
Per light fixture submittal comments, LS and Ownership have decided to go with the spec'd fixtures in lieu of the VE fixture package that was originally agreed upon as outlined in the provided backup quote. PDI will need an executed change order for this prior to any further fixture releases. Once Rev 3 light fixture submittal has been fully approved and all light fixture change orders have been approved, PDI will release the remaining fixtures.

Any additional costs caused by supply chain issues delaying any material for this PCO, then this pricing is subject to be revised.

In the event there is a material escalation of an item of more than 5% between the date of PCO transmittal and the date of execution (Signed CO) or Written Directive, Subcontractor shall be entitled to an equitable adjustment in the PCO price.

Exclusions:
- Any duties, tariffs, taxes, or similar charges imposed after date of this proposal. Any such future charges shall be extra. This includes import/export duties, customs fees, value-added taxes, and government surcharges.
- Concrete, asphalt, cutting, scanning, core drilling, slab x-rays and chipping
- Drywall repair, including patching, painting and any damage to existing finishes or other trades work directly involved
- Ceiling, wall removal and replacement
- Rework resulting from written directive not being provided in sufficient time
- Engineering fees

ORIGINAL

Proposed Change Order Pricing

PCO#	**22**
PCO Date	8/12/2026
Prepared By:	
Date:	8/12/2026
Project Name:	West Middle Creek
Project Number:	42572-ELE
Page Number:	2

- Housekeeping/ transformer pad furnished and installed by others
- Expedited or overnight freight
- Schedule impacts

Original contract exclusions apply. Additional equipment that is not stated in this change order is excluded. All work is assumed to be completed during regular construction schedule. Any repairs done after installation due to damage by others will be treated as added costs. Exclude all cutting and patching or replacing of finishes.

Thank you in advance for this opportunity.

Itemized Breakdown

Summary

MATERIAL		
Light Fixtures		16,134.32
Total Material		**16,134.32**
Overhead	(@ 15.000 %)	2,420.15
Warranty		371.09
Final Adjustment		0.44
Final Amount		**$18,926.00**

ORIGINAL

ILCSTUDIOS

2301 Blake Street, Suite 100 Denver, CO 80205

PRICING

PRICING #
DRIVERS & SUBMITTAL CHANGES

DATE
3/2/2026

PROJECT
WEST MIDDLE CREEK

DESCRIPTION
DRIVERS & SUBMITTAL CHANGES

TYPE	MANUFACTURER	PART #	QTY	UNIT $	TOTAL $
PS1	ELUMA	PS-UNV-96-24	-37	$161.04	-$5,958.44
XF-30W	Q-TRAN, INC.	QZ-30W-UNV-24V-PH/010-WH	1	$93.08	$93.08
XF-60W	Q-TRAN, INC.	QZ-60W-UNV-24V-PH/010-WH	5	$151.52	$757.60
XF-96W	Q-TRAN, INC.	QZ-96W-UNV-24V-PH/010-WH	4	$216.45	$865.82
XF-192W	Q-TRAN, INC.	QZ-192W-UNV-24V-PH/010-WH	4	$303.03	$1,212.10
XF-288W	Q-TRAN, INC.	QZ-288W-UNV-24V-PH/010-WH	5	$404.04	$2,020.19
XF-50DT	Q-TRAN, INC.	Q6S-50DT-120/24V-1X5-CK-S-WH	1	$288.60	$288.60
P1	LIGHTHEADED	515-058-*-*-*-D10W-DIM-120 + D1CH-DIM	2	$401.16	$802.31
P1	MAXIM	53830** + 53887** + 53885**	-2	$29.87	-$59.74
L1	LUMINII	BA42-VHO-*-* + BSC-84-F-FC-SA	183	$34.47	$6,307.56
L1	GM LIGHTING	LTR-P-24V-5.8W-27K + LED-CHL2-4-CA	-183	$10.31	-$1,887.04
L2	LUMINII	BA42-HO-*-* + BSC-84-F-FC-SA	39	$32.19	$1,255.60
L2	GM LIGHTING	LTR-P-24V-4.5W-24K + LED-CHL2-4-CA	-39	$12.90	-$502.95
L3	LUMINII	BA42-SO-*-* + EXT: BSC-84-F-FC-SA	39	$26.42	$1,030.21
L3	GM LIGHTING	LTR-P-24V-3W-24K + LED-CHL2-4-CA	-39	$10.64	-$414.82
L4	LUMINII	BA42-VHO-*-* + EXT: BSC-84-F-FC-SA	58	$35.21	$2,042.05
L4	GM LIGHTING	LTR-P-24V-5.8W-27K + LED-CHL2-4-CA	-58	$12.04	-$698.26
M1-8	LUX ILLUMINAIRE	EOS2.0-P-D-LAM-750-8-*-9-UNV-S1-*-HC-24-*	6	$1,012.99	$6,077.92
M1-8	PRUDENTIAL	BPRO2-LIN-FLSH-LEDXX-SO-8'-FINISH-SAL-NU-SC-UNV-CA-48-X3-DM	-6	$853.25	-$5,119.48
X02	AFX	BVYW0406LAJUDBK	8	$63.49	$507.95
X02	MAXIM	26101BK	-8	$57.14	-$457.14
PG2	LITHONIA LIGHTING	VCPGX-LED-V4-P5-30K-80CRI-T5E-MVOLT-PIR-*	4	$845.60	$3,382.39
PG2	ELUMA	GL-R-52L-3500-MS	-4	$155.84	-$623.38
PG2E	LITHONIA LIGHTING	VCPGX-LED-V4-P5-30K-80CRI-T5E-MVOLT-PIR-*	3	$845.60	$2,536.79
PG2E	ELUMA	GL-R-52L-3500-MS	-3	$155.84	-$467.53

SUBTOTAL	$12,991.39
FREIGHT	$883.69
WAREHOUSING	$792.47
TOTAL	$14,667.56

AGENDA ITEM NO. 2.2

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE:	October 6, 2026
TIME:	20 min.
SUBMITTED BY:	Stephanie Bibbens, Town Manager
ITEM TYPE:	Presentation/Discussion
AGENDA SECTION:	**Presentation/Discussion (2:30pm)**
SUBJECT:	**Resiliency Plan Update (3:00pm)**
SUGGESTED ACTION:	Listen to presentation and provide feedback.
PRESENTER(S):	Chief Ryan Kenney, Vail Police Department

ATTACHMENTS:
Town Council memo - resiliency .docx
Vail_Resiliency_Plan_RFP_Council_Deck_UserPhoto.pdf
RFP-resilience1.docx

TOWN OF VAIL

75 South Frontage Road West
Vail, Colorado 81657
vailgov.com/police

Police Department
970.479.2210
970.479.2216 fax

September 22, 2026

To: **Vail Town Council**

Through: **Russ Forrest**
Town Manager

From: **Ryan Kenney**
Chief of Police

Subject: **Resiliency Plan RFP**

Town staff would like Council approval to issue a request for proposal (RFP) for a resiliency plan. Town staff are confident that emergency operations plans are thorough, but we lack an overall encompassing plan. This RFP would seek to organize all departmental emergency operation plans in one place and strengthen our pre-planning and post disaster plans.

In May of this year, all town departments met to discuss the status of our emergency operation plans. Most departments were comfortable with emergency plans but far less confident that the town is doing everything necessary to avoid disaster and post disaster recovery plans.

In July, town staff met with the County Emergency Management Director, Birch Barron. Birch reviewed our current emergency operation plans, the goals for this project and resiliency plans from other jurisdictions. Birch suggested that our goals of overall encompassing plan may need to be broken into several phases. The complete scope of work would have a sizable financial obligation and would take considerable effort to manage.

With that recommendation in mind, town staff have prepared an RFP (attached) for consideration. This RFP contains the full scope of work that the town requires but focuses on preplanning (40%), response planning (20%), and community stabilization (40%). These are the areas that town staff need most urgently to be addressed. The remaining areas of the plan are just as important but lack the foundation without first focusing on preplanning, response planning and community stabilization.

For the purpose of this RFP, preplanning is described as the proactive process of defining leadership, resources, and operational frameworks before a disruption occurs. These tasks can include risk assessment, stakeholder coordination, mitigation and infrastructure hardening, recovery governance, continuity, evacuation and shelter-in-place planning, and readiness

exercises. Response planning is described as the strategic process of defining actions, assigning roles, and establishing operational protocols to manage, control, and mitigate the immediate impacts of a disaster or emergency. These tasks include operational response planning, community lifelines, incident coordination, public information, resource management, mutual aid, and continuity of essential services. Community stabilization is described as the strategic process of addressing immediate drivers of insecurity, social disruption, or crisis to restore basic functioning, protect vulnerable populations, and lay the foundation for long-term recovery. These tasks include a safe return to work and resumption of business and economic activity, including restoration of housing, transportation, utilities, communications, childcare, healthcare, supply chains, worksite access, employee and employer support, community health, and a foundation for long-term recovery.

Town staff is seeking approval to issue an RFP for a resiliency plan.

Resiliency Plan RFP

Request to issue a Town-wide resiliency planning RFP

Vail Town Council | September 22, 2026



Why a resiliency plan now

- Strong emergency operations plans lack Town-wide coordination.
- Pre-disaster readiness and post-disaster recovery need strengthening.

Current emergency operations plans → **Gap: overarching resiliency structure** → **Phased RFP recommended**

- Define a scope of work that organizes current emergency plans, addresses preplanning gaps, is financially feasible and manageable withing current operational guidelines.
  - Developed scope must build a foundation for economic recovery.

Proposed RFP scope and weighting

The proposed RFP keeps the full required scope, while prioritizing the three areas staff identified as most urgent.



40%

Build the readiness foundation

Risk assessment, stakeholder coordination, infrastructure hardening

20%

Define immediate action

Roles, actions and operating protocols during disruption

40%

Return to work

Housing, utilities, childcare, and essential services

What each workstream covers

Preplanning

Define leadership, resources and operational frameworks before disruption.

- Risk assessment
- Stakeholder coordination
- Mitigation and infrastructure hardening
- Recovery governance and continuity
- Evacuation / shelter-in-place planning

Response planning

Define immediate actions, roles and operating protocols.

- Operational response planning
- Community lifelines
- Incident coordination
- Public information
- Resource management and mutual aid

Community stabilization

Restore basic functioning and lay the foundation for recovery.

- Safe return to work
- Business and economic activity
- Housing, transportation and utilities
- Communications, healthcare and childcare
- Supply chains and worksite access

Council action requested

Approve issuing the RFP for a Town resiliency plan.

The memo frames this as a phased first step to organize departmental emergency plans in one place and strengthen pre-planning and post-disaster planning.

RFP emphasis

Preplanning 40% | Response 20% | Stabilization 40%



September 22, 2026

Scope of Work

Town of Vail Community Resiliency and Disaster Recovery Plan

1. Project Overview

The Town of Vail is seeking proposals from qualified consultants or consultant teams to assist in the development of a comprehensive **Mountain Community Resiliency and Disaster Recovery Framework**. The intent of this project is to strengthen the Town's ability to anticipate, withstand, adapt to, respond to, and recover from natural, environmental, economic, infrastructure-related, and social disruptions that may reasonably affect a high-altitude mountain community.

For the purposes of this project, resilience in Vail is defined as the capacity of the community, built infrastructure, local economy, governmental systems, and interconnected natural environment to prepare for, absorb, recover from, and adapt to significant disruptions while maintaining quality of life, public safety, and continuity of essential services.

The Town recognizes that disaster recovery is a critical, reactive component of a broader, proactive resiliency framework. While resiliency planning focuses on building systems that can withstand shocks without catastrophic failure, disaster recovery planning provides the structured methodology for rebuilding when those systems are overwhelmed.

The selected consultant will assist the Town in developing a practical, actionable, and locally tailored plan organized around three required areas of effort: preplanning (40%), response planning (20%), and community stabilization (40%). For this project, community stabilization means restoring the conditions necessary for residents and the workforce to safely return to work.

---

2. Project Purpose

The purpose of this project is to create a clear and implementable resiliency and disaster recovery framework specific to the risks, geography, infrastructure, economy, and community needs of Vail.

The final product should help the Town:

- Identify, assess, and prioritize risks and vulnerabilities specific to Vail's mountain environment using a transparent and repeatable methodology.

- Strengthen local preparedness before a disaster occurs.
- Improve evacuation and shelter-in-place planning.
- Maintain continuity of government and essential services during disruption.
- Establish recovery policies, governance structures, and reconstruction principles before a disaster.
- Support community stabilization by restoring housing, utilities, transportation, communications, childcare, healthcare, worksite access, and other conditions needed for employees to return to work and employers to resume operations.
- Build the “human muscle memory” necessary for effective local leadership, interdepartmental coordination, and community recovery.

---

3. Background

Vail is a mountain community with unique resilience and recovery challenges. Potential hazards include, but are not limited to:

- Wildfire
- Rockfall
- Landslides
- Avalanche impacts
- Severe winter storms
- Flooding and debris flow
- Hazardous materials incidents, including transportation-related spills
- Extended power, communications, water, or transportation disruptions
- Economic and workforce disruption, including business closures, job loss, interrupted payroll, reduced municipal revenue, and impacts to Vail's visitor economy
- Community displacement, housing shortages, and strain on local services

Mountain communities face distinct challenges due to terrain, limited ingress and egress, dependence on regional transportation corridors, seasonal visitor populations, limited housing availability, critical infrastructure exposure, and reliance on natural systems. As a result, resiliency and disaster recovery planning must address both physical infrastructure and social systems.

The Town is seeking a consultant who understands mountain-resort community risks and can help develop a plan that is operationally useful, policy-oriented, and aligned with local government decision-making.

---

4. Scope of Services

The selected consultant shall provide professional services necessary to develop a comprehensive resiliency and disaster recovery framework. At a minimum, the scope shall include the following service areas.

Required Distribution of Effort

- **Preplanning - 40%.** Risk assessment, stakeholder coordination, mitigation and infrastructure hardening, recovery governance, continuity, evacuation and shelter-in-place planning, and readiness exercises. This includes Tasks 1 through 5 and the applicable portions of Tasks 8 and 9.
- **Response Plan - 20%.** Operational response planning, community lifelines, incident coordination, public information, resource management, mutual aid, and continuity of essential services. This includes Task 6 and the applicable portions of Tasks 8 and 9.
- **Community Stabilization - 40%.** Safe return to work and resumption of business and economic activity, including restoration of housing, transportation, utilities, communications, childcare, healthcare, supply chains, worksite access, employee and employer supports, community health, and long-term recovery. This includes Task 7 and the applicable portions of Tasks 8 and 9.

These percentages represent the Town's expected allocation of total consultant labor, analysis, stakeholder engagement, and substantive deliverables. Proposers shall show how proposed hours, cost, schedule, and deliverables align with the 40% / 20% / 40% distribution and shall explain any proposed variance.

Task 1: Project Initiation and Stakeholder Coordination

The consultant shall conduct an initial project kickoff with Town leadership and key staff to confirm project goals, schedule, deliverables, roles, and expectations.

The consultant shall work with the Town to identify internal and external stakeholders who should participate in the planning process. Stakeholders may include, but are not limited to:

- Town leadership
- Police, fire, emergency management, public works, community development, housing, communications, and finance staff
- Regional emergency response partners
- Utility providers
- Transportation partners
- Local business and lodging representatives
- Healthcare and behavioral health partners

- Community organizations
- Neighboring jurisdictions
- State and county partners, as appropriate

The consultant shall develop a stakeholder engagement approach that allows the Town to gather meaningful input while keeping the project focused, efficient, and actionable.

Deliverables:

- Project kickoff meeting
- Project schedule
- Stakeholder engagement plan
- Summary of project goals, assumptions, and planning priorities

---

Task 2: All-Hazards Vulnerability and Risk Assessment

The consultant shall conduct a formal, all-hazards vulnerability and risk assessment specific to Vail's mountain environment. The assessment shall use a transparent, repeatable methodology to identify and prioritize natural, technological, infrastructure-related, economic, public health, and human-caused hazards and the consequences those hazards may create for the community.

The assessment should address, at minimum:

- Documented risk methodology and scoring criteria, including likelihood or probability, consequence or severity, exposure, vulnerability, existing capability, and adaptive capacity
- Current and reasonably foreseeable future conditions, including seasonality, geographic variation, changing hazard conditions, available data, assumptions, and limitations
- Cascading and interdependent failures involving transportation, utilities, communications, healthcare, public safety, housing, lodging, workforce availability, supply chains, and the local economy
- Consequences to life safety, health, critical infrastructure, the environment, housing, municipal operations and revenue, tourism, employment, local businesses, and essential services
- Wildfire exposure and fuel zones
- Rockfall, landslide, avalanche, and debris-flow risk areas
- Flooding and severe weather vulnerabilities
- Hazardous materials transportation or spill risks
- Critical infrastructure dependencies
- Power, water, wastewater, communications, and fuel vulnerabilities

- Transportation corridor disruption and single-route isolation risks
- Impacts to residents, visitors, vulnerable populations, and seasonal workforce
- Housing limitations during disaster displacement

The consultant shall identify where existing systems are strong, where gaps exist, and where additional planning or mitigation is needed. Risks shall be ranked and validated with Town staff and stakeholders, then used to establish priority planning scenarios, response assumptions, stabilization objectives, mitigation recommendations, and implementation priorities throughout the final framework.

Deliverables:

- Formal all-hazards vulnerability and risk assessment, including methodology, data sources, assumptions, and limitations
- Hazard profile and risk summary, including GIS-based maps where useful and supported by available data
- Prioritized risk register and risk matrix showing likelihood, consequence, exposure, vulnerability, cascading impacts, overall risk rating, and affected systems
- Critical infrastructure, community, workforce, and economic impact analysis
- Identification of priority planning gaps, high-consequence scenarios, critical dependencies, and recommended risk-reduction actions

---

Task 3: Infrastructure Resiliency and Hardening Strategy

The consultant shall evaluate and recommend strategies to improve the resilience of critical infrastructure and essential systems.

This task shall consider practical mitigation and hardening strategies such as:

- Backup power for essential facilities and water systems
- Redundancy for critical communications systems
- Strategic infrastructure upgrades
- Utility protection and service continuity
- Transportation corridor resilience
- Protection of public facilities and digital records
- Identification of critical assets that should be prioritized for mitigation funding based on the all-hazards risk assessment
- Long-term reconstruction principles that support smarter, safer, and more sustainable rebuilding

The consultant shall provide risk-informed recommendations that distinguish between short-term, mid-term, and long-term implementation opportunities.

Deliverables:

- Infrastructure resilience recommendations
- Critical facility and system hardening priorities
- Short-, mid-, and long-term implementation matrix
- Potential funding or grant-alignment considerations, where applicable

---

Task 4: Pre-Disaster Recovery Planning and Governance Framework

Using the all-hazards risk assessment and priority planning scenarios, the consultant shall develop a pre-disaster recovery planning framework that establishes how the Town will make decisions before, during, and after a major disaster.

This framework shall include recommendations related to:

- Disaster recovery governance structure
- Local decision-making authority
- Continuity of government
- Leadership roles and responsibilities
- Recovery coordination between departments
- Coordination with county, state, federal, and regional partners
- Reconstruction policy options
- Pre-disaster recovery ordinances or policy concepts
- Procedures for pausing, prioritizing, and guiding reconstruction after a major event
- Strategies to avoid reactive, temporary fixes that undermine long-term resilience

The consultant shall help the Town define how recovery funds, reconstruction decisions, and policy choices can be used to rebuild in a stronger, safer, and more sustainable manner.

Deliverables:

- Disaster recovery governance framework
- Continuity of government recommendations
- Pre-disaster recovery ordinance or policy outline
- Roles and responsibilities matrix
- Recovery decision-making flowchart

Task 5: Evacuation, Egress, and Shelter-in-Place Planning

The consultant shall evaluate the Town's evacuation and shelter-in-place considerations, with specific attention to the risks associated with isolated mountain terrain and limited roadway capacity.

This task shall include analysis and recommendations related to:

- Primary and secondary evacuation routes
- Single-road isolation risks
- Traffic control and emergency access considerations
- Evacuation trigger points
- Coordination with regional transportation and public safety partners
- Communication methods during evacuation
- Shelter-in-place protocols when evacuation is not feasible
- Last-resort safe zones
- Public messaging before and during evacuation events
- Considerations for residents, visitors, employees, schools, lodging properties, and vulnerable populations

The consultant shall develop practical, risk-informed guidance, decision triggers, and planning assumptions that can support operational planning and future emergency exercises.

Deliverables:

- Evacuation and egress planning summary
- Shelter-in-place guidance
- Safe-zone planning considerations
- Public notification and messaging recommendations
- Operational planning considerations for future exercises

Task 6: Emergency Response Plan and Community Lifelines Framework

The consultant shall review existing all-hazards emergency response plans and ensure that it supports immediate disaster operations, protects community lifelines, and maintains continuity of essential services.

The framework shall prioritize community lifelines, including:

- Safety and security
- Food, water, and shelter
- Health and medical services
- Energy
- Communications
- Transportation
- Hazardous materials response
- Natural resources & the economy

The consultant shall evaluate how the Town can maintain essential operations during a major incident and identify gaps in coordination, staffing, equipment, mutual aid, and operational continuity.

This task shall include recommendations related to:

- Activation criteria, incident objectives, decision points, and operational priorities
- Incident command, Emergency Operations Center coordination, departmental roles, and coordination with county, state, federal, and regional partners
- Situational awareness, a common operating picture, damage and needs assessment, and executive decision support
- Resource ordering, logistics, mutual aid, emergency contracting, and mission tracking
- Public information, warning, rumor control, multilingual and accessible communications, and stakeholder coordination
- Demobilization and the transition from immediate response to community stabilization
- Continuity of government
- Continuity of operations
- Protection of vital facilities and records
- Mutual aid agreements
- Emergency staffing and resource sharing
- Coordination with neighboring jurisdictions
- Public safety response capacity
- Communications redundancy
- Essential service prioritization

Deliverables:

- Scalable all-hazards emergency response plan with concept of operations, activation criteria, roles, decision points, coordination protocols, and transition-to-stabilization procedures
- Community lifelines framework and lifeline status-assessment process
- Continuity of operations recommendations
- Mutual aid and resource coordination recommendations

- Essential services prioritization matrix

Task 7: Community Stabilization, Return-to-Work, and Long-Term Recovery Strategy

The consultant shall develop a community stabilization and recovery strategy designed to restore the conditions necessary for residents and the workforce to safely return to work, enable employers and local businesses to reopen or continue operating, maintain essential community functions, and reduce the risk of long-term displacement.

At a minimum, this strategy shall address:

- Emergency, transitional, and temporary workforce housing
- Housing for displaced residents, emergency responders, Town staff, and the essential workforce
- Limited lodging and shelter capacity
- Employee and workforce return-to-work support, including transportation, childcare, communications, temporary or remote work options, worksite access, income continuity, and payroll continuity
- Restoration and sequencing of utilities, transportation, communications, schools and childcare, healthcare, supply chains, and access to employment centers
- Coordination with banks, nonprofits, community foundations, and regional partners
- Mental health and trauma care resources
- Social connectivity and community leadership networks
- Public, workforce, and business communication during re-entry, reopening, stabilization, and recovery
- Long-term displacement prevention
- Recovery support for vulnerable populations
- Rapid community, workforce, and business impact assessment processes that identify unmet needs and barriers to returning to work
- Measurable stabilization milestones and indicators, such as restoration of critical services, housing and transportation availability, employees able to return, businesses reopened, payroll or employment activity, and recovery of key municipal revenues

The strategy shall treat a safe return to work and resumption of employer operations as central community stabilization outcomes while preserving community identity, housing continuity, economic viability, social cohesion, and quality of life.

Deliverables:

- Phased community stabilization and return-to-work strategy with adaptable near-, mid-, and long-term milestones
- Housing, transportation, childcare, utilities, communications, healthcare, supply-chain, and worksite-access recovery considerations
- Social connectivity and trauma-care recommendations
- Stabilization indicators, responsible parties, implementation priorities, and transition-to-long-term-recovery actions

---

Task 8: Training, Exercises, and “Human Muscle Memory”

The consultant shall provide recommendations for building practical readiness among Town leaders, staff, partner agencies, and community stakeholders.

This task shall focus on developing the “human muscle memory” necessary for effective disaster response and recovery. Recommendations may include:

- Leadership workshops
- Tabletop exercises
- Department-level continuity exercises
- Community recovery network development
- Annual or recurring training priorities
- Scenario-based planning based on the highest-priority risks identified in Task 2, including impacts to response operations, community lifelines, workforce availability, business continuity, and community stabilization
- Coordination exercises with regional partners

The consultant shall identify training and exercise opportunities that are realistic, scalable, and sustainable for Town staff and partner organizations.

Deliverables:

- Training and exercise recommendations
- Proposed tabletop exercise scenarios
- Multi-year readiness and exercise schedule
- Leadership and stakeholder engagement recommendations

Task 9: Final Resiliency and Disaster Recovery Framework

The consultant shall prepare a final written framework that consolidates findings, recommendations, strategies, and implementation priorities.

The final document shall be clear, usable, and organized for both policy-level and operational audiences. The framework should include:

- Executive summary
- Definition of resiliency for Vail
- Mountain hazard profile
- All-hazards vulnerability and risk assessment, prioritized risk register, risk matrix, and planning scenarios
- Infrastructure resiliency recommendations
- Pre-disaster recovery planning framework
- Evacuation and shelter-in-place planning considerations
- Emergency response plan and community lifelines framework
- Continuity of government and continuity of operations recommendations
- Community stabilization, return-to-work
- Training and exercise recommendations
- Implementation matrix aligned with the 40% preplanning / 20% response plan / 40% community stabilization distribution
- Priority actions
- Recommended next steps
- Appendices, as needed

The consultant shall provide a draft version for Town review and incorporate feedback into the final version.

Deliverables:

- Draft resiliency and disaster recovery framework
- Town review meeting
- Final framework document
- Executive summary suitable for elected officials and senior leadership
- Implementation matrix with priorities, responsible parties, and suggested timelines

---

1. Consultant Responsibilities

The selected consultant shall be responsible for:

- Managing the project schedule and deliverables.
- Facilitating meetings and stakeholder discussions.
- Reviewing existing Town plans, policies, maps, ordinances, agreements, and emergency procedures as provided by the Town.

- Conducting the all-hazards risk assessment and using its findings to identify gaps and priorities in current planning.
- Developing practical recommendations tailored to Vail's mountain environment.
- Preparing draft and final written deliverables.
- Providing subject-matter expertise in all-hazards risk assessment, resiliency, disaster recovery, emergency management, infrastructure continuity, workforce and economic recovery, and community stabilization.
- Ensuring the final product is actionable and aligned with local government operations.

---

2. Town Responsibilities

The Town shall provide:

- A primary project manager or point of contact.
- Access to relevant existing plans, policies, maps, and procedures.
- Assistance identifying stakeholders.
- Coordination support for meetings and workshops.
- Review and feedback on draft deliverables.
- Subject-matter input from Town departments and partner agencies, as available.

---

3. Minimum Consultant Qualifications

Proposers should demonstrate experience in some or all of the following areas:

- Disaster recovery planning
- Community resiliency planning
- Emergency management
- Mountain community hazard planning
- All-hazards risk and vulnerability assessment, risk-register development, consequence analysis, and risk-informed prioritization
- Wildfire, landslide, avalanche, flood, or hazardous materials planning
- Continuity of government and continuity of operations planning
- Infrastructure resilience and critical systems planning
- Local government policy development
- Community engagement
- Recovery planning for tourism-based or resort communities
- Tabletop exercises and emergency preparedness training

Preference may be given to firms or teams with demonstrated experience working with mountain communities, resort communities, local governments, or jurisdictions with limited ingress and egress routes.

4. Required Proposal Content

Proposals should include, at minimum:

1. **Project Understanding**
   A description of the proposer's understanding of Vail's resiliency and disaster recovery planning needs.
2. **Approach and Methodology**
   A detailed explanation of how the proposer will complete the scope of work, conduct and validate the formal risk assessment, and allocate labor, cost, engagement, and deliverables across the required 40% preplanning / 20% response plan / 40% community stabilization distribution.
3. **Project Team**
   Identification of key personnel, roles, qualifications, and relevant experience.
4. **Relevant Project Experience**
   Examples of similar projects completed for local governments, mountain communities, resort communities, or emergency management clients.
5. **Proposed Schedule**
   A proposed timeline for completing the project, including major milestones for risk assessment, preplanning, response-plan development, community stabilization planning, Town review, and final delivery.
6. **Deliverables**
   A description of all deliverables the proposer will provide and a crosswalk showing how each deliverable supports the three required areas of effort.
7. **Stakeholder Engagement Approach**
   A description of how the proposer will engage Town staff, partner agencies, and community stakeholders.
8. **Cost Proposal**
   A detailed cost proposal, including labor, travel, meetings, deliverables, and optional services, with labor hours and costs broken out by preplanning, response plan, and community stabilization.
9. **References**
   Contact information for comparable clients.

---

5. Optional or Add-Alternate Services

The Town may request pricing for optional services, including but not limited to:

- Development of a formal pre-disaster recovery ordinance
- Development of department-specific continuity of operations plans
- Public-facing resiliency guide
- GIS-based hazard or evacuation mapping

- Wildfire-specific recovery annex
- Hazardous materials incident recovery annex
- Multi-day tabletop exercise
- Elected official briefing
- Community workshop or open house
- Grant funding strategy
- Annual plan maintenance and update support

---

6. Evaluation Considerations

Proposals may be evaluated based on:

- Demonstrated understanding of mountain community resiliency and disaster recovery
- Relevant experience with comparable jurisdictions
- Strength and practicality of the proposed methodology, including the formal risk assessment and alignment with the required 40% / 20% / 40% distribution
- Qualifications of project team
- Quality and clarity of proposed deliverables
- Ability to engage stakeholders effectively
- Experience with all-hazards risk assessment, emergency management, infrastructure resilience, recovery governance, workforce return-to-work planning, and economic stabilization
- Proposed schedule
- Cost and overall value to the Town
- References and past performance

---

7. Desired Final Outcome

The desired outcome is a practical, locally specific, and risk-informed resiliency and disaster recovery framework that allows the Town of Vail to prepare before disaster strikes, respond effectively during a crisis, stabilize the community by restoring the conditions needed for people to return to work and employers to resume operations, and rebuild in a manner that is safer, stronger, and more sustainable than before.

The final product should serve as both a policy guide and an operational roadmap for Town leadership, staff, and community partners. It should help the Town make risk-informed decisions during high-stress events, preserve essential services, reopen the community and local economy, support residents and the workforce in returning to work, and strengthen Vail's long-term resilience as a mountain town.

AGENDA ITEM NO. 3.1

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE: October 6, 2026

SUBMITTED BY: Heather Knight, Community Development

ITEM TYPE: DRB/PEC Update

AGENDA SECTION: **DRB/PEC (3:20pm)**

SUBJECT: **DRB/PEC Update (5 min.)**

SUGGESTED ACTION:

ATTACHMENTS:
Final PEC Meeting Minutes 9-14-26.pdf
09-16-26 DRB Results.pdf

Planning and Environmental Commission Minutes
Monday, September 14, 2026
1:00 PM
Vail Town Council Chambers

Present:	Craig H Lintner Jr	Online
	John Rediker	In - person
	William A Jensen	In - person
	Kathryn Middleton	In - person
	Brad Hagedorn	In - person
	Margaret H Brown	In - person
Absent:	Lauren Wallace	N/A

1. Virtual Link

Register to attend the **Planning and Environmental Commission meeting**. Once registered, you will receive a confirmation email containing information about joining this webinar.

2. Call to Order

3. Main Agenda

3.1 Recommendation to the Vail Town Council, pursuant to Section 12-3- 7, Vail Town Code, a prescribed regulations amendment to Chapter 6 of Title 12, Vail town Code, Sections 12-6C-8(A), and 12-6D-8(A), Dwelling Units. (PEC-26-21)

Planner: Heather Knight

Applicant Name: Town of Vail, represented by Matt Gennett

Time: 45 minutes

Max Density Amendment Staff Memo 091426.pdf
Maximum Dwelling Units Ordinance.pdf

Hagedorn called the September 14th meeting of the Town of Vail Planning Environmental Commission to order.

Hagedorn introduced the first item on the agenda, a recommendation to the Vail Town Council regarding an amendment to Chapter 6 of Title 12 for dwelling units, and noted the planner on the file is Heather Knight before handing the presentation over to the applicant.

Gennett noted his name for the record as Matt Gennett and requested that the item be tabled and the public hearing continued to a date certain after the commission discusses the proposed changes.

Gennett explained the discrepancy in the current code regarding two-family zone districts, noting a minimum lot site area of 15,000 square feet of buildable area.

Gennett clarified that the density control provision only permits one dwelling unit on existing lots less than 14,000 square feet, which creates a regulatory gap for lots falling between 14,000 and 14,999 square feet.

Gennett stated that the draft ordinance attempted to simplify this gap by making 15,000 square feet the new standard and removing the exceptions, but he acknowledged this was likely not the right direction because it could negatively impact property owners.

Gennett mentioned that this issue stemmed from a recent lawsuit where the town was deposed, which highlighted how ambiguous the current language is to staff, legal counsel, and residents.

Mire introduced himself for the record as Matt Mire and stated that he had read the deposition transcript, expressing his belief that the proposed ordinance went too far in attempting to rectify the lot size requirement and density controls.

Mire interpreted the current code as allowing a duplex on a lot between 14,000 and 15,000 square feet, pointing out that the proposed amendment would unfairly reduce that entitlement to a single dwelling unit.

Mire suggested taking another look at the ordinance, noting that while there is an ambiguity, there may not be a direct conflict in the code today.

Gennett agreed that the density control provision applying only to lots less than 14,000 square feet is the most confusing aspect of the code. He recognized that the proposed approach was flawed as it could result in property owners losing potential density, but noted staff wanted to rework the language now rather than wait for the larger Unified Development Code rewrite.

Hagedorn stated that the current draft seemed to pull the rug out from current property owners and asked if simply changing the buildable site area to 14,000 square feet would resolve the conflict.

Mire replied that changing it to 14,000 would fix the issue, but he formally requested the Planning Commission's direction on whether they are comfortable recommending a maximum of two dwelling units on lots between 14,000 and 15,000 square feet.

Hagedorn brought up a past study that showed a significant number of lots fell into the 14,000 to 15,000 square foot range.

Gennett noted that an amendment in the year 2000 originally changed the density control language to 14,000, prior to which it had always been 15,000.

Mire recalled that the change was based on a study conducted by town consultants before his time.

Hagedorn asked if staff was looking for direction from the Commission today.

Gennett confirmed they were, adding that the original zoning was structured to avoid overcrowding in neighborhoods with smaller lots, and that these structures are still subject to the nonconformity language of the code.

Mire formally asked for the Commission's direction on whether they are comfortable recommending a maximum of two dwelling units on lots between 14,000 and 15,000 square feet, and one unit on lots less than 14,000.

Rediker clarified that this direction would apply unless an exception applies.

Mire agreed that the exceptions would still apply, but the Commission's overall direction on the lot sizes would drive the rest of the changes.

Jensen asked if a property owner with a lot under 14,000 square feet could build a one-bedroom

accessory dwelling unit.

Gennett confirmed that they could if it was a deed-restricted employee housing unit, as that would not affect overall density.

Jensen expressed concern that the proposal would take away a lot of underlying property value from lot owners who fall between 14,000 and 15,000 square feet.

Gennett acknowledged this concern, stating it was the primary reason staff preempted the discussion with a request to table the item.

Hagedorn opened the floor to public comment.

Bird noted her name for the record as Susan Bird and asked if the new zoning would take away her right to recreate a primary or secondary home if her West Vail house, which sits on a 9,200 square foot lot, were torn down.

Hagedorn clarified that the Commission could not engage in a direct Q&A during public comment but would refer her questions to staff afterward, adding that the Commission was simply reviewing what staff brought forward.

Gennett stated that the lower lot size limits would be dealt with at a later time as staff reworks the upper portion of the language.

Hagedorn asked staff to confirm that the item would be re-noticed to the public with any proposed changes.

Gennett confirmed that they had sent out about 1,600 mailings and that the continuance would be to a date certain to cover the legal notice requirement.
Bird asked if the tabling was due to the town being short-staffed.

Gennett responded that it was tabled because the proposed fix was too broad of a brush stroke and oversimplified an issue that affects too many people.

Boyer stated her name for the record as Diane Boyer and noted that she owns an undeveloped lot on Potato Patch Drive, expecting that whatever changes are made to the code, her lot would be grandfathered in so she could sell it as a duplex lot.

Mauriello introduced himself for the record as Dominic Mauriello and provided background on the year 2000 amendment, explaining that the 14,000 square foot cutoff for two units was established as part of an employee housing discussion. He noted that the Planning Commission at the time chose 14,000 square feet to limit the number of lots eligible for duplexes, aiming to preserve deed-restricted housing without making new subdivisions non-conforming. He continued and clarified that the 15,000 square foot standard was retained for new subdivisions, meaning that lots under 15,000 square feet are non-conforming, but those over 14,000 square feet with a duplex are not non-conforming with respect to density.

Canada noted her name for the record as Charlene Canada and asked about the procedure of the zoning change, specifically whether it would eventually go to the Town Council.

Hagedorn confirmed that the Planning Commission makes a recommendation, but the final decision has to go to the Town Council.

Canada asked if a voluntarily demolished duplex could be restricted to a single-family home with new

construction, contrasting voluntary redevelopment versus a wildfire destroying the property.

Hagedorn reminded the speaker that public comment is for providing statements rather than a direct Q&A, but noted the question for staff to address.

Stenmark introduced herself for the record as Pam Stenmark and raised a question about public noticing, stating that nobody in her multifamily neighborhood received notice of the meeting or the issue despite living near lots that could be affected.

Berge stated his name for the record as Jack Berge and explained that he had previously applied to tear down his place to build a duplex and encountered issues with the exception language.

Berge suggested that the exception language should be clarified to read "two or more units" because staff previously determined he did not meet the exception since he had three units on his lot instead of exactly two.

Hagedorn closed public comment and asked Gennett to address the questions raised regarding redevelopment.

Gennett explained that under the non-conforming language, a pre -existing legal non-conforming structure, such as a fourplex, could be restricted to a maximum of two units if voluntarily demolished and rebuilt, depending on the lot size and exceptions.

Hagedorn asked if the code distinguishes between property lost through casualty and voluntary redevelopment.

Gennett stated that a property destroyed by a force majeure or fire can be restored exactly the way it is today under the non-conformity section.

Knight introduced herself for the record as Heather Knight and added that the restored structure would need to meet current building codes, but the size, dimensions, and number of units would be protected.

Hagedorn asked about the noticing process and how many notices went out.

Gennett replied that approximately 1,500 to 1,600 notices were sent to property owners within the two-family and two-family primary-secondary zone districts throughout the town.

Hagedorn clarified for the public that notices are sent legally to the address registered with the Eagle County Assessor, which Gennett confirmed.

Gennett stated that while noticing all adjacent owners outside the zone district is feasible, it is very time-consuming and resource-intensive, which is why they outsourced the mailing list generated through GIS to a third party.

Rediker suggested that when staff returns with revised language, they should harmonize the terms between lot area and density control, noting that buildable site area is different from the square foot reference in density control.

Gennett agreed that the language needs to be consistent, either using 15,000 square feet of site area or 15,000 square feet of buildable area across all the provisions.

Rediker questioned why the existing exceptions were struck and replaced by language that seems more stringent than what the town has allowed for the last ten years.

Gennett agreed that the proposed language was too stringent and arbitrary, which is why staff requested the tabling.

Hagedorn asked if there was still a concern about losing affordable housing units if the threshold was dropped below 14,000 square feet.

Gennett replied that it is more of a Town Council policy question, but given the amount of new dedicated employee housing constructed since 2016, it is less of a concern now.

Hagedorn suggested looking at the past study to see the distribution of lot sizes and making an educated decision rather than picking an arbitrary number.

Gennett agreed that staff should approach the issue in a more scientific way by looking at average lot sizes and outliers.

Knight mentioned that a similar study was done for the West Vail Overlay District to provide incentives for development while preserving employee housing units, which could serve as a good reference point for this effort.

Jensen expressed surprise that the item was presented with a staff recommendation for approval given the necessary revisions, and guessed staff would not be back in two weeks.

Gennett admitted they were not ready, and stated they would aim to return at the second meeting in October at the earliest.

Mire thanked the commissioners for their feedback and acknowledged the insightful historical comments from the public, stating that bringing the item forward helped highlight the ambiguities that need to be resolved in drafting.

Hagedorn asked if anyone knew the approximate cost of noticing the item the first time.

Whitton introduced herself for the record as Hannah Whitton and stated that they saved money by using postcards instead of envelopes and labels, resulting in a cost of under a dollar per postcard, totaling around $1,400.

Gennett mentioned that if the Commission wanted the item re-noticed, staff would prefer to withdraw the application and reapply.

Rediker asked a procedural question regarding the October meeting dates, noting that the 12th is Columbus Day, and Gennett suggested October 26th would be a more realistic target.

Hagedorn asked Commissioner Brown if she supported re-noticing the item.

Brown stated that she supported re -noticing because it is an important decision and the presented item could change significantly between now and the next hearing.

Mire counted two commissioners in favor of withdrawing and noted he saw Commissioner Jensen and Brown nodding in agreement.

Jensen agreed, stating that given the large changes anticipated, his gut feeling was to re-notice out of respect to the public.

Hagedorn concluded that the preference was to table the item and continue the public hearing until October 26th.

John Rediker made a motion to Table to the PEC meeting on October 26, 2026. ; Kathryn Middleton seconded the motion Passed (6 - 0).

4. Approval of Minutes

4.1 PEC Meeting Minutes

08-24-26 PEC Meeting Minutes.pdf

John Rediker made a motion to Approve ; Kathryn Middleton seconded the motion Passed (6 - 0).

5. Information Update

5.1 Arrive Vail Phase III

2026.09.14 PEC Presentation_Arrive Vail_Reduced.pdf

Hagedorn introduced agenda item 5.1, an information update on the ArriveVail project, and Knight handed the presentation over to the project team.

Kassmel introduced himself for the record as Tom Kassmel, Director of Public Works, and introduced DJ Gratzer with 4240 Architecture.

Kassmel explained that the Vail Transportation Center Expansion Project is a direct result of the GoVail 2045 Mobility and Transportation Master Plan.

Kassmel noted that the current transportation center is operating significantly over capacity due to robust transit systems and increased ridership, creating a critical need for safety improvements, increased capacity, and updated infrastructure.

Gratzer introduced himself for the record as DJ Gratzer from 4240 Architecture and summarized the schematic design process.

Gratzer explained that the project seeks to alleviate conflicts between pedestrians and buses by separating large transit vehicles onto a west deck and smaller shuttles or rideshares onto an east deck.

Gratzer stated that the design requires shifting the frontage road to the north onto Colorado Department of Transportation property to expand the site footprint.

Gratzer described the architectural goals of maintaining a pedestrian scale, integrating nature, and creating a world -class arrival experience with features including a welcome center, a rooftop cafe, transit offices, a winter shelter-in-place facility, and a new three-story museum building.

Rediker asked about the specific locations for skier and passenger drop-offs.

Gratzer clarified that small vehicles and shuttle vans would drop off in a designated continuous lane loop on the east side of the structure to maximize the pull-off area.

Hagedorn inquired about how the top deck would function during Devo ski program drop-offs.

Gratzer explained that Devo drop-offs would stage east of the gate inside the parking deck.

Kassmel added that this provides a longer queue area to help prevent vehicle backups from spilling onto the frontage road.

Jensen questioned the validity of the six million annual visit figure presented in the materials and the

necessity of the proposed second-level boardroom and office spaces.

Kassmel explained that the six million figure combines bus ridership counters with parking transactions multiplied by an average vehicle occupancy of 2.7 people.

Kassmel further noted that the office spaces would replace existing transit facilities while providing a flexible, town-controlled community room for public use, similar to the library.

Rediker asked if the proposed Welcome Center area would narrow East Meadow Drive at the crossing.

Gratzer responded that the bus stop would be shifted to the west so that buses cross the pedestrian zone before stopping, which minimizes pedestrian conflicts by ensuring people do not have to guess if a bus is arriving or departing when they cross.

Brown asked whether the new food and beverage spaces would be town-owned and how they would impact affordable local dining like La Cantina.

Kassmel confirmed the spaces would be town-owned and leased, with the goal of subsidizing affordable food options for locals, though the exact balance between providing cheap food and not competing with local restaurants is still being discussed.

Jensen asked about the timeline for shifting the frontage road and the overall project phasing.

Kassmel stated that the town is actively working with the Colorado Department of Transportation on a two- year process to acquire the land, allowing a Phase 1 execution that expands immediate bus capacity and reorganizes passenger drop-offs before constructing the new buildings.

Rediker inquired about the number of parking spaces lost on the upper level, the project budget, and the structural life of the existing parking garage.

Gratzer noted that approximately forty spaces would be lost but backfilled within the constraints of the garage.

Kassmel added that the total project cost is likely to exceed one hundred million dollars, but active maintenance is currently underway to extend the life of the existing concrete parking structure for another fifty years to support the new upper-level vision.

Brown praised the creative design and the functionality as an emergency winter shelter, but expressed concern over the sheer size and massing of the proposed museum building, noting the louvered slat walls might make it appear overwhelmingly large.

Rediker agreed with the massing concerns and questioned the viability of the pop- up retail spaces, suggesting that the municipal office and conference spaces need to be right-sized to prevent wasting expensive real estate and to preserve the natural green space along the creek.

Hagedorn echoed the need to right-size the spaces and commended the elimination of bus and pedestrian conflicts, but worried that the large cafe deck could take business away from existing in-town restaurants.

Wallace appreciated the detailed step-by-step presentation and agreed with the concerns regarding the flow issues and congestion near the museum bus stop.

Lintner agreed with the shared concerns regarding the scale and mass of the buildings and the practical impacts on the surrounding village users.

6. Adjournment

John Rediker made a motion to Adjourn ; William A Jensen seconded the motion Passed (6 - 0).

Design Review Board Minutes
Wednesday, September 16, 2026
2:00 PM
Vail Town Council Chambers

Present: Rys Olsen
Mary c Egan
Roland J Kjesbo
Anthony J Grandt
Herbert B Roth

1. Virtual Meeting Link
Register to attend Design Review Board Meetings. Once registered, you will receive a confirmation email containing information about joining this webinar.

2. Call to Order

3. Main Agenda

3.1 DRB-26-256 - Vail Village LLC
Final review of a new construction
Address/ Legal Description: 998 Ptarmigan Road/Lot 1. Block 4, Vail Village Filing 7
Planner: Heather Knight
Applicant Name: Vail Village LLC, represented by Suman Architects
998 Ptarmigan DRB Documents.pdf
998 Ptarmigan DRB Plan set.pdf

Anthony J Grandt made a motion to Approve with the findings that it meets sections 14-10-3, 14-10-4,14-10-5, and 14-10-6 of the Vail Town Code.; Roland J Kjesbo seconded; the motion Passed (5 - 0).

3.2 DRB-26-219 - 2000 Vail LLC
Final review of a new construction
Address/ Legal Description: 2000 Chamonix Lane/Lot 37, Buffehr Creek Resubdivsion
Planner: Heather Knight
Applicant Name: 2000 Vail LLC , represented by Current Architects
2000 Chamonix DRB Plan Set.pdf
2000 Chamonix Documents.pdf

Anthony J Grandt made a motion to Table to a future meeting.; Herbert B Roth seconded; the motion Passed (5 - 0).

4. Staff Approvals

4.1 DRB -26-207 Change To Approved Plans 1 - Parker Residence
Final review of a changed to approved plans (balconies/lighting)
Address/ Legal Description: 1675 Aspen Ridge Road/Lot 6, Block 4, Lion's Ridge Subdivision Filing 3
Planner: Heather Knight
Applicant Name: Kenneth M. Parker Trust, represented by Berglund Architects

4.2 DRB25 -0293 Change to Approved Plans 1 - Vail Trails East
Final review of a change to approved plans (paint)
Address/ Legal Description: 433 Gore Creek Drive/Lot 7-15, Block 4, Vail Village Filing 1
Planner: Heather Knight
Applicant Name: Vail Trails East, represented by Allison Kent

4.3 DRB23 -0063 Change to Approved Plans 2 - Cahalin Residence
Final review of a change to approved plans (driveway)
Address/ Legal Description: 1816 Sunburst Drive/Lot 1, Vail Valley Filing 3
Planner: Heather Knight
Applicant Name: John & Helen Jo Cahalin, represented by Custom Refinements

4.4 DRB-26-251 - Peterson Residence
Final review of an exterior alteration (paint, stucco, railing)
Address/ Legal Description: 520 East Lionshead Circle 211/Lot 5, Block 1, Vail Lionshead Filing 1
Planner: Heather Knight
Applicant Name: Carl B. Peterson & Frances French Peterson Living Trust, represented by Mountain Valley Construction

4.5 DRB25 -0141 Change to Approved Plans 1 - 343 Beaver Dam LLC
Final review of a change to approved plans (landscaping)
Address/ Legal Description: 343 Beaver Dam Road/Lot 1, Block 3, Vail Village Filing 3
Planner: Heather Knight
Applicant Name: 343 Beaver Dam LLC, represented by Suman Architects

4.6 DRB25 -0343 - Change to Approved Plans 1 Telemark Ventures LLC
Final review of a change to approved plans (new design)
Address/ Legal Description: 534 East Lionshead Circle/Lot 2 & 3, Block 1, Vail Lionshead Filing 1
Planner: Heather Knight
Applicant Name: Telemark Ventures LLC, represented by Ruther Associates LLC

4.7 DRB-26-224 - Blue Ice 21 LLC
Final review of an exterior alteration (widnows)
Address/ Legal Description: 521 East Lionshead Circle 101/Lot 3, Block 1, Vail Lionshead Filing 1
Planner: Cole Michaelsen
Applicant Name: Blue Ice 21 LLC, represented by River Valley Architects

4.8 DRB20 -0576 Change to Approved Plans 2 - Out of Control LLC
Final review of a change to approved plans
Address/ Legal Description: 1275 Westhaven Circle B/Lot 46, Glen Lyon Subdivision
Planner: Cole Michaelsen
Applicant Name: Out of Control LLC, represented by Current Architects

4.9 DRB-26-161 - Pratt Residence
A final review of an exterior alteration (AC)
Address/ Legal Description: 68 East Meadow Drive Unit 109 & 716 / Lot O, Block 5D, Vail Village Filing 1
Planner: Heather Knight

Applicant Name: Gregory & Elizabeth Pratt, represented by Skyline Mechanical Inc.

4.10 DRB- 26 -265 - Dobson Arena Exterior
Signage Final Review of Sign Application
Address/ Legal Description: 321 W Meadow Dr/Lot 5, Block 1, Vail Lionshead Filing 2
Planner: Heather Knight
Applicant Name: Dobson Arena, Represented by Ad Light Group

4.11 DRB25 -0367 Change to Approved Plans 2 - Caulkins Residence
Final review of a change to approved plans (pavers)
Address/ Legal Description: 3010 Booth Creek Drive/Lot 4, Block 3, Vail Village Filing 11
Planner: Cole Michaelsen
Applicant Name: David Caulkins, represented by Shepard Resocures Inc.

4.12 DRB -26-260 - TOV Children's Fountain Stairs
Final review of Exterior Alteration (Stairs)
Address/ Legal Description: 0 Gore Creek Drive/Lot A, Block 5B, Vail Village Filing 1
Planner: Heather Knight
Applicant Name: Town of Vail, Represented by Kim White

4.13 DRB-26-204 - Bird Residence
Final review of an addition
Address/ Legal Description: 1771 Alpine Drive/Lot 38, Vail Village West Filing 1
Planner: Heather Knight
Applicant Name: Susan Marie Stout Bird

4. 14 DRB-26- 244 - Bryan and Catherine S. Ronck Residence A
final review of an exterior alteration (Deck & Firepit)
Address/ Legal Description: 4301 Glen Falls Lane / Lot 1, Forest Glen Subdivision
Planner: Cole Michaelsen
Applicant Name: Bryan and Catherine S. Ronck represented by Pierce Austin Architects

4.15 DRB-26-223 - Pestinger Residence
Final review of an exterior alteration
Address/ Legal Description: 5174 Main Gore Drive South A/ Lot 14, Vail Meadows Filing 1
Planner: Cole Michaelsen
Applicant Name: Greg Pestinger

4.16 DRB-26-230 - Harff Residence
Final review of an exterior alteration (windows)
Address/ Legal Description: 1868 West Gore Creek Drive/Lot 47, Vail Village West Filing 1
Planner: Cole Michaelsen
Applicant Name: Christopher Harff

4. 17 DRB-26- 247 - Krummholz Vail LLC Residence A
final review of an exterior alteration (Mini Split)
Address/ Legal Description: 2801 Basingdale Boulevard Unit 3 / Lot 2, Block 8, Vail Intermountain

Development District
Planner: Cole Michaelsen
Applicant Name: Krummholz Vail LLC represented by Caroline Higgins

4.18 DRB25- 0116 Change to Approved Plans 3 - 1119 Ptarmigan LLC
Final review for a change to approved plans (railing)
Address/ Legal Description: 1119 Ptarmigan Road/Lot 4, Block 5, Vaill Village Filing 7 & 10
Planner: Cole Michaelsen
Applicant Name: 1119 Ptarmigan LLC, represented by KH Webb Architects

4.19 DRB-26-237 - Beil Residence
Final review of an exterior alteration (door)
Address/ Legal Description: 684 West Lionshead Circle 417/Lot 8, Block 1, Vail Lionshead Filing 3
Planner: Cole Michaelsen
Applicant Name: Cara & Ben Reil, represented by Yat Construction

4.20 DRB-26-259 - 2444 Chamonix Lane LLC
Final review of an exterior alteration (paint)
Address/ Legal Description: 2444 Chamonix Lane/Lot 7, Block B, Karin's Ridge Subdi
Planner: Cole Michaelsen
Applicant Name: 2444 Chamonix Lane LLC

4. 21 DRB-26- 242 - Taylor Joint Tenancy Trust Residence A
final review of an exterior alteration (windows/doors)
Address/ Legal Description: 4690 Vail Racquet Club Drive Unit 10 / Vail Racquet Club Condominiums
Planner: Cole Michaelsen
Applicant Name: Taylor Joint Tenancy Trust represented by KCB Construction Inc.

4.22 DRB-26-133 - Appelblatt Residence
Final review of an exterior alteration (mini split)
Address/ Legal Description: 62 East Meadow Drive 204/Lot K & L, Vail Village Filing 1
Planner: Cole Michaelsen
Applicant Name: Steven L Appelblatt Trust, represented by Golden Eagle Heating Cooling & Drain Cleaning

4.23 DRB24 -0095 Change to Approved Plans 2 - Caplan Residence
Final review of a change to approved plans (layout and foundation)
Address/ Legal Description: 3880 Lupine Drive/Lot 14, Bighorn Subdivision 2nd Addition
Planner: Heather Knight
Applicant Name: Janelle T Caplan Trust, represented by Alderview Construction

4.24 DRB23 -0286 Change to Approved Plans 2 - Mexamer Fairway Court LLC
Final review of an exterior alteration (hottub, lights, patio)
Address/ Legal Description: 990 Fairway Court/Lot 1, Block 1, Vail Village Filing 7 / Vail Village Filing 10
Planner: Heather Knight
Applicant Name: Mexamer Fairway Court LLC, represented by KH Webb Architects

4.25 DRB-26-182 - Cunningham Residence
Final review of an exterior alteration (decks)
Address/ Legal Description: 770 Potato Patch Drive 5/Lot 6, Block 2, Vail Potato Patch Filing 1
Planner: Heather Knight
Applicant Name: Emily & Richard Cunningham, represented by Pierce Austin Architects

4.26 DRB-26-217 - Slifer Building LLC
Final review of a sign application
Address/ Legal Description: 230 Bridge Street/Lot B, Block 5, Vail Village Filing 1
Planner: Heather Knight
Applicant Name: Slifer Building LLC, represneted by First Chair Design

4.27 DRB -26-60 Change To Approved Plans 1 - VMVR 304 Inc
Final review of a change to approved plans.
Address/ Legal Description: 1628 Golf Terrace 1B/Lot 1, Warren Pulis Subdivision
Planner: Cole Michaelsen
Applicant Name: VMVR 304 Inc Harker Neumaier Associates, represented by Judge+Associates Inc.

4. 28 DRB-26- 77 Change to Approved Plans 1 - Tasset & Mahler Residence A final review of a change to approved plans
Address/ Legal Description: 770 Potato Patch Drive 8/Lot 6, Block 2, Vail Potato Patch Filing 1
Planner: Cole Michaelsen
Applicant Name: Tiffany Nicole Tasset & Bryan Scott Mahler, represented by Pierce Austin Architects

4.29 DRB-26-99 - Huddleston Residence
Final review of an exterior alteration (roof)
Address/ Legal Description: 194 Beaver Dam Road/Lot 24, Block 7, Vail Village Filing 1
Planner: Grace Stranik
Applicant Name: Kathy & Peter Huddleston, represented by TCC Contractors, Ince

4.30 DRB-26-172 - Westhaven Circle Trust
Final review of an exterior alteration (firepit)
Address/ Legal Description: 1250 Westhaven Circle/Lot 30, Glen Lyon Subdivision
Planner: Grace Stranik
Applicant Name: 2023 Westhaven Circel Trust, represented by Spare plumbing and Heating

4. 31 DRB-26- 177- Pitkin Creek Park Condo Association A final review of an exterior alteration (stairway)
Address/ Legal Description: 3931 Bighorn Road/Pitkin Creek Park Phase 1
Planner: Heather Knight
Applicant Name: Pitkin Creek Park Condo Association, represented by Guitarpenter Ltd.

4.32 DRB25 -0454 (Change to Approved Plans 2) - 1042 Eagles Nest TIC-I LLC Final review of a change to approved plans (window, addition, skylights)
Address/ Legal Description: 1042 Eagles Nest Circle/Lot 2, Block 1, Vail Village Filing 8
Planner: Cole Michaelsen

Applicant Name: 1042 Eagles Nest TIC-I LLC, represented by KH Webb Architects

4.33 DRB-26-192 - Hedley Residence
Final review of an exterior alteration (windows)
Address/ Legal Description: 1390 Westhaven DRive 3/Cascade Village - Cascades On Gore Creek
Planner: Grace Stranik
Applicant Name: Kennetbh & Kristina Hedley, represented by Courtois Building Group Inc

4.34 DRB25 -0179 Change to Approved Plans 1 - Forestside Investments LLC
Final review of an exterior alteration (patio)
Address/ Legal Description: 107 Rockledge Road/Lot 7, Block 7, Vail Village Filing 1 / Raether Minor Subdivision - Replat
Planner: Grace Stranik
Applicant Name: Forestside Investment LLC, represented by KH Webb Architects

4.35 DRB-26-205 - Laskys Loft LLC
Final review of an exterior alteration (roof)
Address/ Legal Description: 184 Beaver Dam Road/Lot 24, Block 7, Vail Village Filing 1
Planner: Grace Stranik
Applicant Name: Laskys Loft LLC, represented by Plath Construction Inc.

4.36 DRB-26-137 - Sure Thing LLC
Final review of an addition
Address/ Legal Description: 600 Vail Valley Drive B15/Tract B, Vail Village Filing 7
Planner: Cole Michaelsen
Applicant Name: Sure Thing LLC, represented by Nedbo Construction

4.37 DRB-26-221 - Trillo and Littman Residence
Final review of an exterior alteration (reroof)
Address/ Legal Description: 1448 Vail Valley Drive A/Lot 18, Block 3, Vail Valley Filing 1
Planner: Grace Stranik
Applicant Name: Andrew C Littman & Trillo Family Living Trust, represneted by Loff Roofing Services

4.38 DRB-26-226 - Slinkman Residence
Final review of an exterior alteration (paint)
Address/ Legal Description: 4551 Streamside Circle East W/Lot 18, Bighorn Subdivision 4th Addition
Planner: Grace Stranik
Applicant Name: Richard and Laura Slinkman

4. 39 DRB-26- 245 - Jana Andersen High Home LLC
Residence A final review of an exterior alteration (fireplace)
Address/ Legal Description: 1773 Lions Ridge Loop / Lot 1, Lion's Ridge Subdivision Filing 2
Planner: Grace Stranik
Applicant Name: Jana Andersen High Home LLC represented by Alpine Valley Fireplace

4.40 DRB-26-188 - Timber Falls Condos
A final review of an exterior alteration (pavers)

Address/ Legal Description: 4504 Meadow Drive/Timber Falls Condominiums
Planner: Grace Stranik
Applicant Name: Timber Falls Condominiums, represented by Mountain Valley Property Management

4.41 DRB-26-195 - Eiger Vail LLC
Final review of an exterior alteration (hottub, lights, patio)
Address/ Legal Description: 1370 Sandstone Drive 10/Lot G3, Lion's Ridge Subdivision Filing 2
Planner: Cole Michaelsen
Applicant Name: Eiger Vail LLC, represented by Michael Hazard Associates

4.42 DRB-26-210 - Yoon Residence
Final review of an exterior alteration (deck expansion)
Address/ Legal Description: 1208 Garmisch Drove 15E/Lot 15, Block G, Vail Das Schone Filing 2
Planner: Cole Michaelsen
Applicant Name: Deborah A Yoon, represented by Pierce Austin Architects

4.43 DRB-26-231 - Dobson Sign
Final review of a sign application
Address/ Legal Description: 292 West Meadow Drive/Lot 5, Block 1, Vail Lionshead Filing 2
Planner: Heather Knight
Applicant Name: Town of Vail, represented by Populous

4.44 DRB-26-232 - Kerman Residence
Final review of an exterior alteration (deck)
Address/ Legal Description: 4916 Juniper Lane A/Lot 3, Block 5, Bighorn Subdivsion 5th Addition
Planner: Grace Stranik
Applicant Name: Kerman Family Investments, LLC

4.45 DRB-26-234 - 1868 GORE CREEK LLC
Final review of an exterior alteration (windows)
Address/ Legal Description: 1868 West Gore Creek Drive/Lot 47, Vail Village West Filing 1
Planner: Grace Stranik
Applicant Name: Christopher Harff

4.46 DRB-26-238 - Gurrentz Residence
Final review of an exterior alteration (windows)
Address/ Legal Description: 1817 Meadow Ridge Road 6/Lot 21, Buffehr Creek Resubdivision
Planner: Grace Stranik
Applicant Name: Hedy Gurrentz 2018 Trust, represented by KCB Construction Inc

4. 47 DRB-26- 243 - Landmark 404 LLC Residence A
final review of an exterior alteration (AC)
Address/ Legal Description: 610 West Lionshead Circle Unit 404 / Lot 1, Block 1, Vail Lionshead Filing 3
Planner: Grace Stranik
Applicant Name: Landmark 404 LLC represented by Skyline Mechanical Inc.

5. Information Update

5.1 Arrive Vail Update

Arrive Vail DRB Presentation.pdf

6. Adjournment

Roland J Kjesbo made a motion to Adjourn; Olsen left the meeting early for a prior commitment.; Anthony J Grandt seconded; the motion Passed (4 - 0).

AGENDA ITEM NO. 4.1

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE: October 6, 2026

SUBMITTED BY: Stephanie Bibbens, Public Works

ITEM TYPE: Information Update

AGENDA SECTION: Information Update (3:25pm)

SUBJECT: **August 3, 2026 AIPP Meeting Minutes**

SUGGESTED ACTION:

ATTACHMENTS:
August 3, 2026 Minutes.pdf

Art in Public Places Board Meeting Minutes
August 3, 2026

TOWN OF VAIL

AIPP Board members present: Sharon Cohn, Ramsey Cotter, Susanne Graff - Chair, Ali Kelkenberg
AIPP Board member absent: Lindsea Stowe via zoom
Others present: Molly Eppard & Katie Gibbs – AIPP staff, Karl Kruger, George Ruther, Travis Coggin

1. **Call to Order**

2. **Citizen Participation –** Ian Grask, Informs the Board of First West Community Foundation entrepreneurial workshop**,** excited for the Dobson public art and would like opportunities for public to give input.

3. **Main Agenda**

3.1 Approve July 6, 2026 AIPP meeting minutes.
Ramsey motions to approve minutes, Sharon seconds, all in favor.
July 6, 2026 Minutes.pdf

3.2 Approve July 20, 2026 AIPP meeting minutes.
Sharon motions to approve minutes, Ali seconds, all in favor.
July 20, 2026 Minutes.pdf

3.3 Introduction to Karl Kruger - local artist and architect.
Karl reviews past projects with Vail and other entities. He would like to propose a possible sculpture in Vail of a large Moose adjacent to the bike path composed of found dead wood in the future.
2 Elk at Deer Valley Grand Hyatt closer.jpeg
Bison At WalkingMountains.jpeg
Bison snow packed.jpeg
cowboy v. indian 4x4.jpg
Deer at Dusk.jpeg

3.4 Public art discussion for the Montelisse development in Lionshead, George Ruther - Principal, Ruther Associates, LLC. and Travis Coggin. (two project representatives present via zoom)
Montelisse AIPP Presentation - 2026 07 25.pdf
The public art obligation is $75,000.
The owner's representatives review the project, timeline and potential sites for public art/sculpture.
The Board recommends the three potential sites cascading down the main stair would be an impactful location for public art integration.

3.5 Approval of sculpture by Squire Broel to replace his existing sculpture on TOV property at J. Cotter Gallery as a part of the Temporary Art Placement program, Anna McDonald – J. Cotter Gallery presenting.
Ramsey Cotter recuses herself from the agenda item.
Sharon motions to approve new sculpture by Squire Broel, Ali seconds, and all in favor.
Squire Broel Sculpture

3.6 Upcoming August programs and possible additional programs: Professional Development Seminar for Eagle County Artists at Vail Art Studio (VAS) (August 7 & 8), Film Screening with Betty Ford Alpine Gardens (August 10), Vail Art Studio Challenge (August 13).
Molly reviews the upcoming AIPP/VAS programs and potential activations for the Fall.
Molly reviews this summer's artist feedback as AIPP considers programming for future

residencies.

4. Coordinator Updates

Thomas Houseago *Cat* – sculpture gifted from the Logan collection estimated to be installed on Gore Creek Promenade Fall 2026.

Dobson Arena:

Site visit with sculptor Letha Wilson and Black Cube.

Discussion of AIPP Board recommended artists with experience in site-integrated installations.

Molly introduces Katie Gibbs the new AIPP Coordinator to the AIPP Board.

5. Adjournment

AGENDA ITEM NO. 4.2

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE: October 6, 2026

SUBMITTED BY: Carlie Smith, Finance

ITEM TYPE: Information Update

AGENDA SECTION: Information Update (3:25pm)

SUBJECT: **Revenue Update**

SUGGESTED ACTION:

ATTACHMENTS:
261006_Town_of_Vail_Revenue_Update.pdf

TOWN OF VAIL
REVENUE UPDATE
October 6, 2026

4.0% General Sales Tax

Upon receipt of all sales tax returns, August 2026 collections are estimated to be $3,210,010, down (1.8)% from 2025 and are up 2.3% from the amended budget. Overall most sales tax categories within the various locations for in town businesses were down compared to last year however out-of-town sales helped offset the decline.

2026 YTD collections of $29,917,648 are down (4.6)% from 2025 and up 3.0% from the amended budget. Summer year to date (May through August) is tracking up 3.7% compared to prior year while winter was down (9.1%) due to the lack of snow.

Inflation as measured by the consumer price index was up 3.4% for the 12-months ending August 2026. The amended budget totals $39.7 million for 2026.

0.5% Housing Fund Sales Tax

Upon receipt of all sales tax returns, August 2026 collections of the 0.5% housing sales tax are estimated to be $386,907, down (2.3)% from 2025 and up 1.8% from the amended budget.

2026 YTD collections of $3,637,185 are down (4.5)% from 2025 and up 3.0% from the amended budget The amended budget for the housing fund sales tax totals $4.8 million for 2026.

Real Estate Transfer Tax (RETT)

RETT collections through September 28th total $5,609,085, down (18.7)% from this time in 2025. The number of property sales (excluding time-shares and exempt properties) was down (12.5)% from 2025.

The average sales price per property is down 2.1%, with the breakout by sales price category shown below. Please note that one or two sales can potentially skew average sales figure especially within the over $10.0M category.

RETT Category	Year Over Year Change in Average Sales Price
Over $10 Million	(4.6)%
$5 Million to $10 Million	1.6%
$2.5 Million to $5 Million	(0.7)%
Under $2.5 Million	10.9%

The annual budget for RETT collections totals $7.8 million for 2026 (a 20.4% decrease compared to 2025 actuals).

Lift Tax
Lift Tax collections from the month of August total $127,546, down (4.4)% from the prior year. Year-to-date lift tax collections of $4,796,343 are down (11.9)% or $(646,504) from this time in 2025.

Construction Use Tax
Use Tax collections through August 25th total $1,680,055 compared to $2,041,932 at this time in 2025, a (17.7)% decrease.

Summer Daily Parking Sales
Daily sales from the parking structures and gated lots from May through September 27th total approximately $1,405,163. This is down (1.9)%, or ($27,561) from the same period last year.

The 2026 budget for daily summer parking revenue is $1.5 million. Year-to-date collections are down approximately (7.0)% compared to budget.

Summer Parking Pass Sales
Summer parking pass sales through September 30th total approximately $23,250, down approximately (50)% from the prior year.

Pass Type	2025 Summer Pass Sales	2026 Summer Pass Sales	Increase / (Decrease)
Premier	10	5	(5)
Employee	118	24	(94)
Employee Plus	14	8	(6)
Local	314	203	(111)
Total	**456**	**240**	**(216)**

Despite the lower number of Summer passes sold, daily fee collections from passholders are up 2.4% from the prior year, indicating that a higher number of Winter passes are being re-utilized during the summer than in the prior year.

Summary
Across all funds and excluding one-time grants and reimbursements, year-to-date total revenue of $81.7 million is up 4.1% from the amended budget and is down (8.0% from the prior year.

The majority of the positive variance compared to the amended budget is due to higher-than-expected interest earnings and sales tax collections (largely attributable to the month of June).

Compared to the prior year, sales tax, lift tax, parking, use tax, and real estate transfer tax collections, as well as construction related revenues such as permit fees and use tax have decreased.

Town of Vail Revenue Update

October 6, 2026

4.0% GENERAL SALES TAX
2026 Budget Comparison

	Actual 4.0% Collections					Amended 2026	4.0% Collected	Budget	% change	% change
	2021	*2022*	*2023*	*2024*	*2025*	*Budget*	*Sales Tax*	*Variance*	*from Budget*	*from 2025*
January	$ 3,422,209	$ 5,217,125	$ 5,911,572	$ 5,805,199	$ 5,988,253	$ 5,680,812	$ 5,677,352	$ (3,460)	-0.06%	-5.19%
February	3,691,850	5,686,585	6,041,108	6,080,349	6,325,963	5,755,714	5,750,728	(4,986)	-0.09%	-9.09%
March	4,364,797	5,912,059	6,055,992	6,412,535	6,247,759	5,639,207	5,637,639	(1,568)	-0.03%	-9.77%
April	1,751,528	2,234,296	2,264,892	1,842,893	2,193,928	1,760,573	1,850,637	90,064	5.12%	-15.65%
May	1,061,516	1,227,974	1,118,011	1,176,629	1,220,969	1,180,000	1,283,534	103,534	8.77%	5.12%
June	2,149,312	2,317,931	2,272,457	2,361,482	2,371,399	2,289,072	2,735,775	446,703	19.51%	15.37%
July	3,491,668	3,507,973	3,412,277	3,643,192	3,744,809	3,613,942	3,771,975	158,033	4.37%	0.73%
August	2,877,550	2,997,389	2,932,111	3,052,213	3,270,007	3,139,067	3,210,010	70,943	2.26%	-1.83%
YTD	**$ 22,810,430**	**$ 29,101,332**	**$ 30,008,420**	**$ 30,374,491**	**$ 31,363,088**	**$ 29,058,387**	**$ 29,917,648**	**$ 859,261**	**2.96%**	**-4.61%**
September	2,359,528	2,441,331	2,508,064	2,415,397	2,539,164	2,437,619	-			
October	1,734,964	1,729,558	1,773,358	1,753,419	1,906,445	1,757,502	-			
November	1,880,397	1,902,643	1,901,141	1,844,461	1,878,308	1,801,572	-			
December	5,749,365	5,602,018	5,811,950	5,789,893	5,762,201	5,643,923	-			
Total	**$ 34,534,683**	**$ 40,776,882**	**$ 42,002,933**	**$ 42,177,661**	**$ 43,449,206**	**$ 40,699,003**	**$ 29,917,648**	**$ 859,261**	**2.96%**	**-4.61%**

0.5% HOUSING SALES TAX
2026 Budget Comparison

	Actual 0.5% Collections				Amended 2026	0.5% Collected	Budget	% change	% change
	2022	*2023*	*2024*	*2025*	*Budget*	*Sales Tax*	*Variance*	*from Budget*	*from 2025*
January	$ 645,487	$ 720,906	$ 705,167	$ 728,999	$ 694,523	$ 694,086	$ (437)	-0.06%	-4.79%
February	702,730	736,788	741,549	771,048	701,701	701,077	(624)	-0.09%	-9.07%
March	719,717	738,244	783,123	763,215	688,779	688,582	(197)	-0.03%	-9.78%
April	269,018	271,930	222,032	264,598	211,719	222,963	11,244	5.31%	-15.74%
May	146,657	132,333	139,793	145,795	140,903	153,785	12,882	9.14%	5.48%
June	280,460	275,113	284,485	286,154	276,220	333,299	57,079	20.66%	16.48%
July	424,602	412,849	439,142	451,816	436,026	456,486	20,460	4.69%	1.03%
August	361,165	352,887	369,212	395,849	379,998	386,907	6,909	1.82%	-2.26%
YTD	**$ 3,549,836**	**$ 3,641,050**	**$ 3,684,503**	**$ 3,807,474**	**$ 3,529,869**	**$ 3,637,185**	**$ 107,316**	**3.04%**	**-4.47%**
September	294,861	304,068	293,066	308,100	295,779	-			
October	207,397	213,568	210,364	229,552	211,618	-			
November	230,383	229,092	222,639	226,892	217,623	-			
December	671,982	703,050	699,750	694,515	680,259	-			
Total	**$ 4,954,459**	**$ 5,090,828**	**$ 5,110,322**	**$ 5,266,534**	**$ 4,935,148**	**$ 3,637,185**	**$ 107,316**	**3.04%**	**-4.47%**

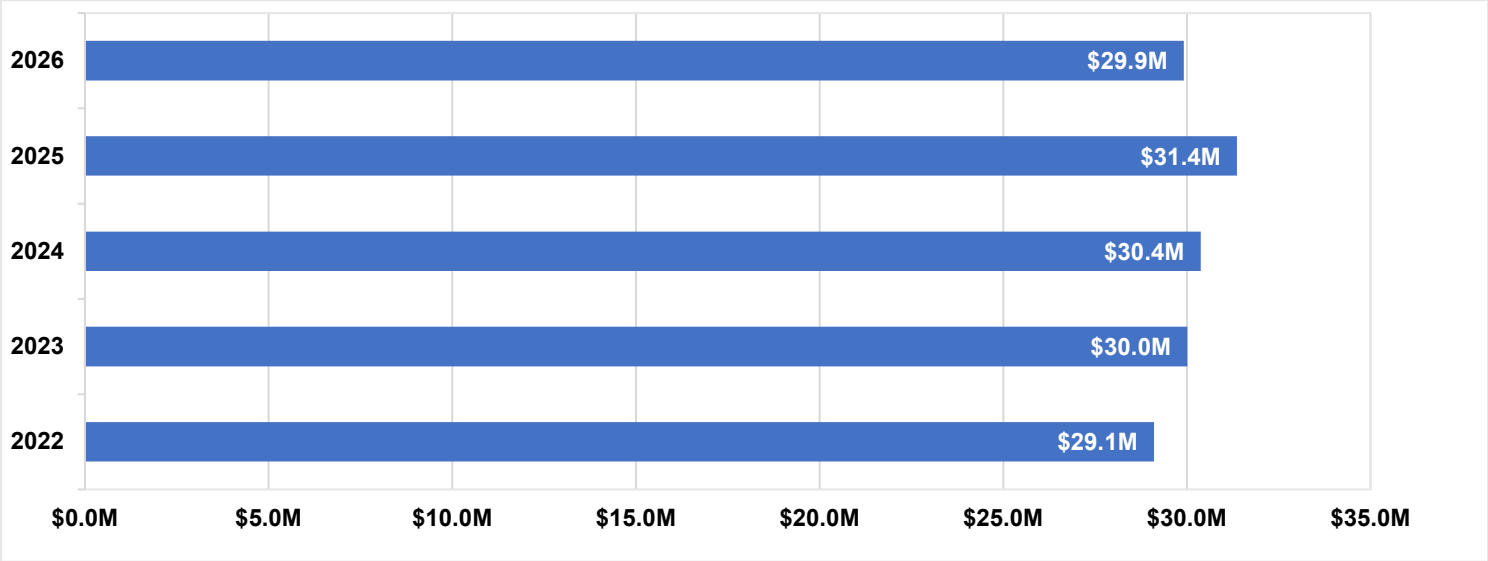
*Please note, June saw a large contribution from one-time remittances and first-time filers. With these remittances excluded, June sales tax and housing sales tax was up 9.3% from the prior year.

Town of Vail Revenue Update

October 6, 2026

YTD 4% General Sales Tax Collections By Year

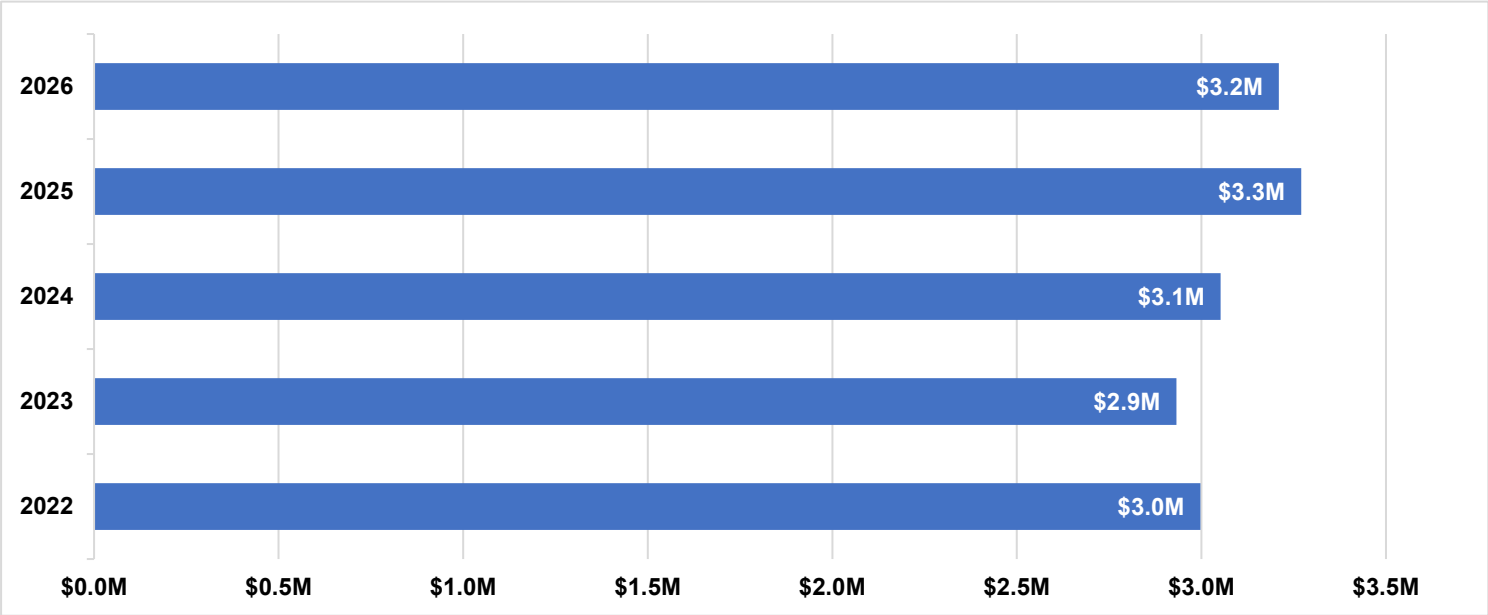
Through August 31



- YTD collections of $29,917,648 are down (4.6)% from prior year and are up 3.0% from the amended budget.
- Inflation as measured by the consumer price index was up 3.4% for the 12-months ending August 2026.

August 4% General Sales Tax Collections By Year

Through August 31



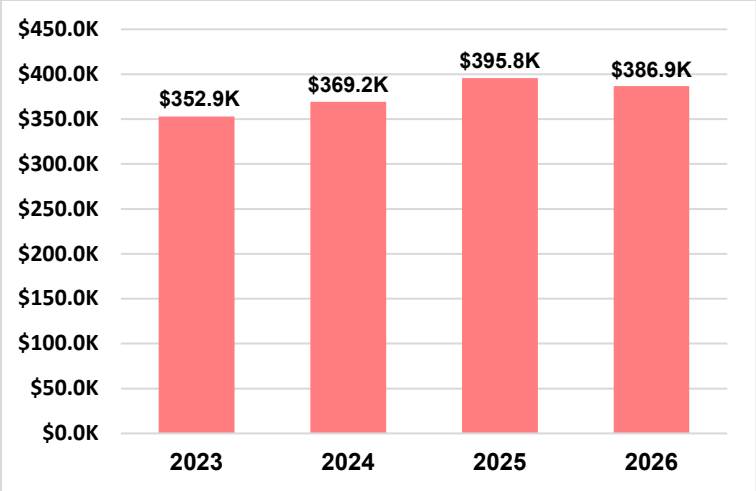
- August collections of $3,210,010 are down (1.8)% from prior year and are up 2.3% from the amended budget.

Town of Vail Revenue Update

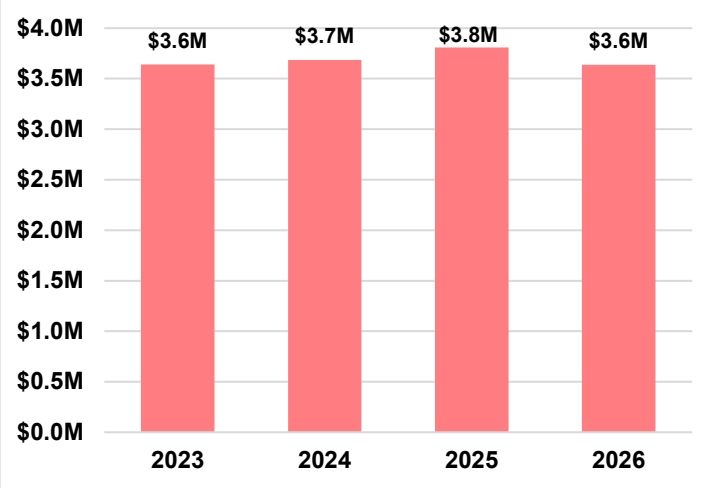
October 6, 2026

August 0.5% Housing Fund Sales Tax Collections By Year

August Collections



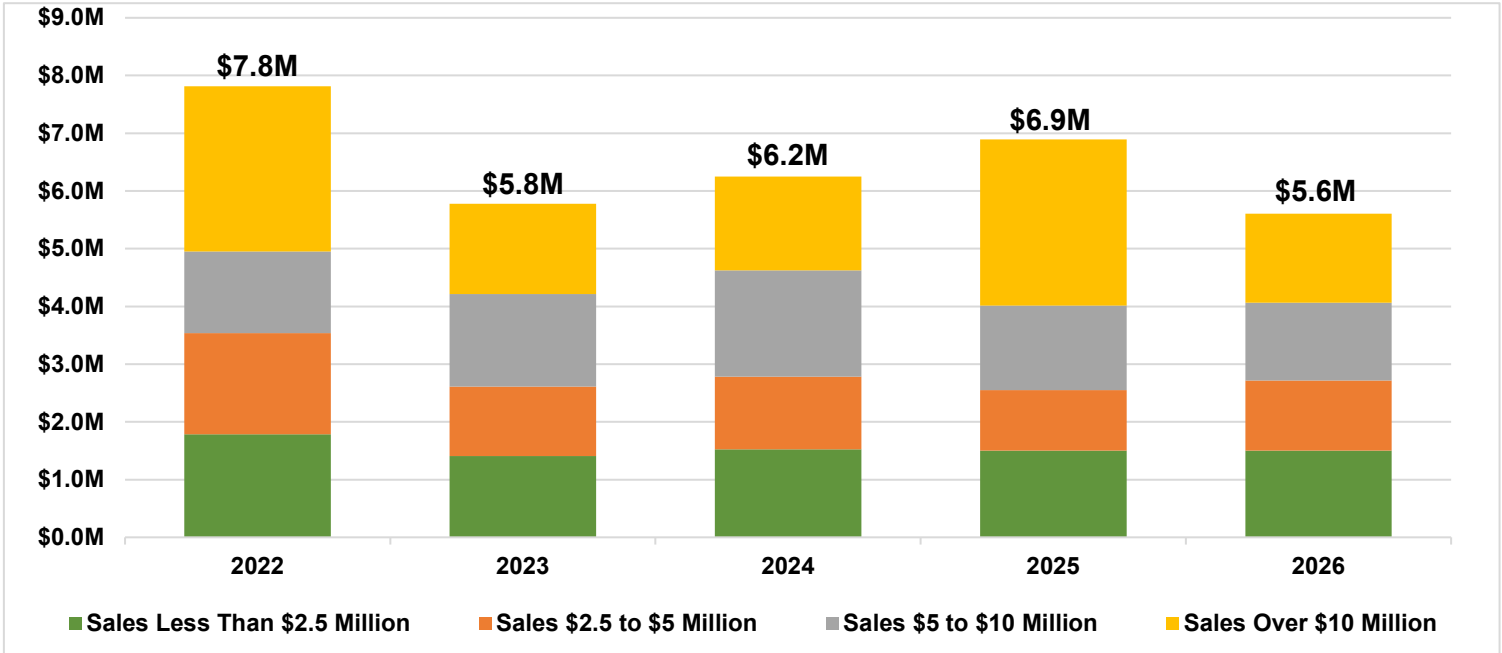
YTD Collections



- August collections of $386,907 are down (2.3)% from prior year and are up 1.8% from the amended budget.
- 2026 YTD collections of $3,637,185 are down (4.5)% from 2025 and are up 3.0% from the amended budget.

Real Estate Transfer Tax by Year

YTD Through September 28



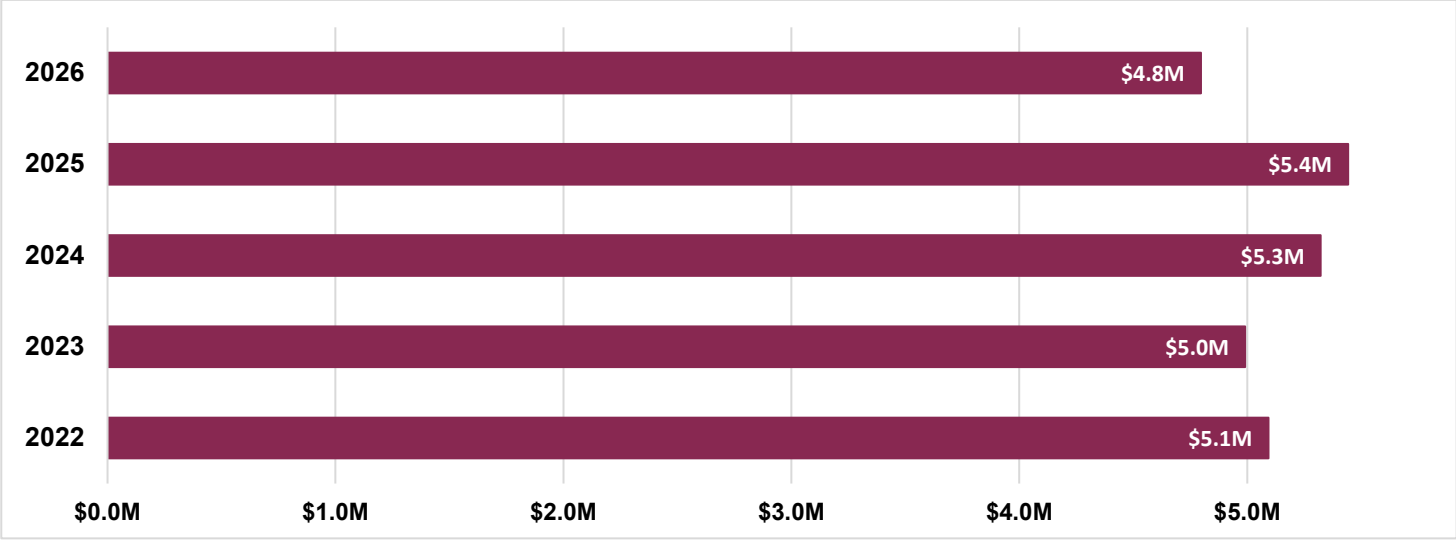
- This chart shows YTD collections of 1% RETT, segmented by real property values. 2026 collections are down (18.7)% from the prior year.

Town of Vail Revenue Update

October 6, 2026

YTD Lift Tax Collections

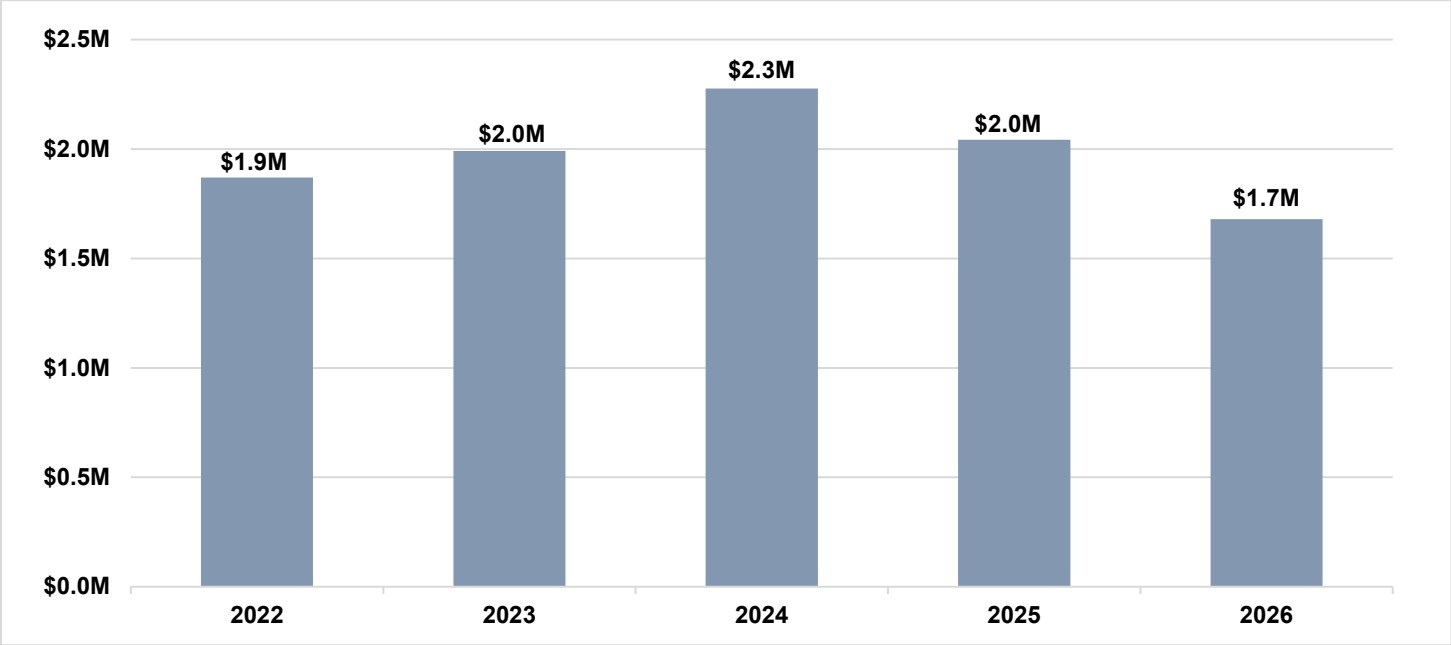
YTD Through August 2026



- 2026 YTD lift tax collections of $4,796,343 are down (11.9)% or $(646,504) from the same time last year.

Construction Use Tax by Year

YTD Through September 2026



- Use Tax collections through September 28 total $1,680,055 compared to $2,041,932 from this time last year. This is an decrease of (17.7)%.

AGENDA ITEM NO. 4.3

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE: October 6, 2026

SUBMITTED BY: Stephanie Bibbens, Public Works

ITEM TYPE: Information Update

AGENDA SECTION: Information Update (3:25pm)

SUBJECT: **Transit Update**

SUGGESTED ACTION:

ATTACHMENTS:
Daily Ridership.pdf

Weekly Ridership Year over Year By Route

APC/Express Bus Combination Ridership

Route	Express Boardings -LY	Express Boardings	APC Boardings -LY	APC Boardings	APC % Change	Total Boardings -LY	Total Boardings	Total % Change
Charter	–	1	–	–	–	0	1	–
East Vail	–	546	58,346	82,061	40.65%	58,346	82,607	41.58%
East Vail Express	–	–	14,640	–	-100.00%	14,640	0	-100.00%
East Vail Training	–	–	8	–	-100.00%	8	0	-100.00%
Frontage Road Parking	–	322	–	–	–	0	322	–
Golf Course	–	–	8,207	9,451	15.16%	8,207	9,451	15.16%
Intown	–	–	338,380	346,698	2.46%	338,380	346,698	2.46%
Lionsridge Loop	–	–	4,902	16,688	240.43%	4,902	16,688	240.43%
Sandstone	–	–	24,790	26,491	6.86%	24,790	26,491	6.86%
Special Event Express	6,838	9,668	–	–	–	6,838	9,668	41.39%
West Vail Express	–	27	24,709	38,449	55.61%	24,709	38,476	55.72%
West Vail Green	–	–	36,152	39,985	10.60%	36,152	39,985	10.60%
West Vail Red	–	–	42,376	11,515	-72.83%	42,376	11,515	-72.83%
West Vail Red	–	–	–	40,998	–	0	40,998	–
Sum	**6,838**	**10,564**	**552,510**	**612,336**		**559,348**	**622,900**	
Rollup (Total)					**10.83%**			**11.36%**

Weekly Year Over Year Ridership (Outlying)

Route	Passenger Boardings - Previous Year	Passenger Boardings - This Year	YoY Change
East Vail	58,354	82,061	40.63%
West Vail Red	42,376	52,513	23.92%
West Vail Green	36,152	39,985	10.60%
Sandstone	24,790	26,491	6.86%
West Vail Express	24,709	38,449	55.61%
East Vail Express	14,640	–	-100.00%
Golf Course	8,207	9,451	15.16%
Lionsridge Loop	4,902	16,688	240.43%
Sum	**214,130**	**265,638**	
Rollup (Total)			**24.05%**

Special Event Express Ridership

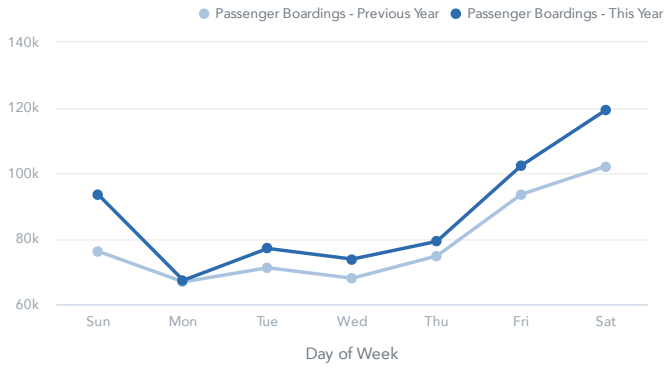
Date	Special Event Express Ridership
07/07/2026	27
09/15/2026	51
07/14/2026	52
09/10/2026	58
09/01/2026	61
06/16/2026	64
08/02/2026	71
07/22/2026	77
08/18/2026	79
07/06/2026	81
08/23/2026	96

Charter Ridership

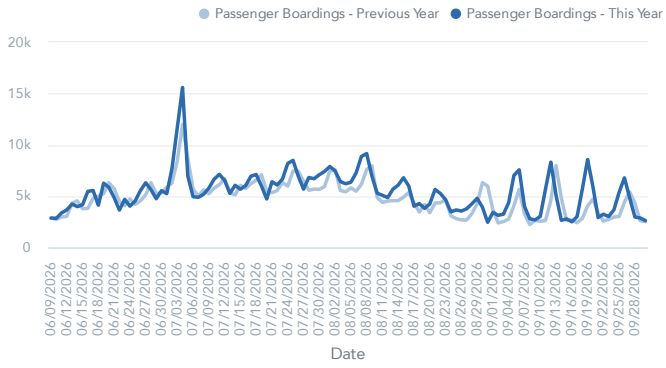
Date	Charter Ridership
06/26/2026	194
07/15/2026	1

Daily Ridership Year over Year

YoY Ridership Previous 7 Days of Week



YoY Ridership Previous 7 Calendar Dates



AGENDA ITEM NO. 5.1

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE:	October 6, 2026
SUBMITTED BY:	Stephanie Bibbens, Town Manager
ITEM TYPE:	Matters from Mayor, Council, Town Manager and Committee Reports
AGENDA SECTION:	**Matters from Mayor, Council, Town Manager and Committee Reports (3:25pm)**
SUBJECT:	**Mayor, Council and Committee Reports (15 min.)**
SUGGESTED ACTION:	
ATTACHMENTS:	

AGENDA ITEM NO. 5.2

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE:	October 6, 2026
SUBMITTED BY:	Stephanie Bibbens, Town Manager
ITEM TYPE:	Matters from Mayor, Council, Town Manager and Committee Reports
AGENDA SECTION:	**Matters from Mayor, Council, Town Manager and Committee Reports (3:25pm)**
SUBJECT:	**Town Manager Report (5 min.)**
SUGGESTED ACTION:	

ATTACHMENTS:
TM Update 100626.docx

Town Managers' Update

October 6, 2026

1. Piney

Town staff attended a meeting with Denver Water, Eagle County Open Space, The Conservation Fund, and Piney River Ranch on September 25th. Conversation centered around the potential for open space and conservation funds being used to purchase the property from Denver Water. Eagle County is looking into both land use code and legal requirements tied to using open space funds, noting that Open Space Committee top priorities are equitable access to public trails, water and land conservation. Depending on the commercial uses desired up at Piney, different sources of funds may be necessary to facilitate those uses. The Conservation Fund visited the site on October 1st in order to provide an appraisal of the property, which should be completed by end of October.

Currently there are no weddings planned for Summer 2027, and the operators committed to providing estimated costs to operate without those events, during what was called a "bridge year" while the details of a sale get ironed out. Piney River Ranch plans to disassemble some of the movable improvements such as cabins and sell what they can this Fall.

The group would like to know what the town of Vail would like to see happen up there regarding commercial use.

2. Resolutions for Ballot Issues

The Town can take positions of support via a resolution on ballot initiatives. Does the Town Council want to take a position on any of the ballot issues for the November 3, 2026 Election Day?

3. Other Topics

AGENDA ITEM NO. 5.3

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE:	October 6, 2026
SUBMITTED BY:	Stephanie Bibbens, Town Manager
ITEM TYPE:	Matters from Mayor, Council, Town Manager and Committee Reports
AGENDA SECTION:	**Matters from Mayor, Council, Town Manager and Committee Reports (3:25pm)**
SUBJECT:	**Council Matters and Status Update**
SUGGESTED ACTION:	

ATTACHMENTS:
261006 Matters.docx
Future Topics.docx

COUNCIL MATTERS
Status Report

Report for October 6, 2026

Council Comments at September 15th meeting:

- Town Council thanked the community and TOV staff efforts for this summer's water reduction and to remember the new "baseline" for summers to come
- Council thanked TOV staff for an incredible Vail Social!!
- Oktoberfest event was great!
- Council asked staff about the possibility of adaptable swings at town playgrounds

Important Dates

Town Events

Oct 13-14	Mountain Towns 2030
Oct 13-14	CAST Meeting

Social Media Listening

Sprout Social Listening link for 9/9 - 10/1

The top content showcased Vail's gorgeous fall colors including content around Oktoberfest, the Colorado Clasic and food and travel recommendations during leaf peeping season. More local conversations centered around bear activity and Flock cameras.

Some content highlights from non-TOV pages:
A conversation about the benefits of working as a Town of Vail bus driver on Reddit
A first timer's review of Vail Oktoberfest
Beautiful fall colors from Vail Mountain

Top posts from TOV pages by impressions:

1. The Vail Public Library's "Read whatever you want" post | 11.1k impressions Instagram
2. Vail Police's campaign sign public assistance post | 10.2k impressions Facebook
3. Town of Vail's fall colors video | 9.9k impressions Facebook
4. Vail Police's view from training on Vail Mountain | 7.7k impressions Facebook

5. Town of Vail's Local Pass Appreciation Week video | 7.4k impressions Facebook, 7.1k impressions Instagram
6. The Vail Social video on FB and photo gallery on Instagram | 6.6k impressions Facebook, 6.1k impressions Instagram
7. Vail Fire's post training photo | 6k impressions Instagram, 5.8k impressions Facebook
8. Vail Police's PSA to drive safely around school buses | 4.6k impressions Facebook
9. Town of Vail's Dobson reopening concert announcement | 4.6k impressions
10. Town of Vail's rainbow over the Gores photo and Vail Public Library's "reporting live" rainy day video | 3.6k impressions each on Instagram

In the News

Sept. 9
Dobson Opening Concert
https://www.vaildaily.com/news/trampled-by-turtles-and-old-crow-medicine-show-to-play-dobson/

Sept. 10
Vail Social
https://www.vaildaily.com/news/epic-costumes-crowds-and-cuisine-at-annual-potluck-in-vail/

Sept. 11
Southface Vail
https://www.dailymail.com/news/article-16108253/Vail-Colorado-Ski-town-rich-affordable-housing.html

Sept. 15
Control of Vail Resorts - Editorial
https://www.vaildaily.com/opinion/opinion-lapin-vail-resorts-in-play-for-a-change-of-ownership-control/

Sept. 16
Control of Vail Resorts
https://www.vaildaily.com/news/as-proxy-fight-for-control-of-vail-resorts-heats-up-vail-mayor-vows-to-put-town-interests-first/

Evergreen Lodge
https://businessden.com/knobel-warns-judge-that-continued-pause-would-jeopardize-vail-condo-project/

Sept. 17
Dobson Arena
https://www.9news.com/article/life/style/colorado-guide/vail-dobson-arena-reopening-renovations/73-9fb83b02-9152-4ced-b2fe-97e6e8d0071c

Control of Vail Resorts
https://www.vaildaily.com/news/vail-resorts-points-to-west-lionshead-deal-as-critics-call-for-more-town-benefit-in-takeover-bid/
https://www.parkrecord.com/2026/09/18/analysis-vail-resorts-investors-prepare-for-proxy-fight-future-of-park-city-in-question/

Sept. 18
Bears
https://www.vaildaily.com/news/as-the-town-of-vail-grapples-with-bear-activity-local-businesses-express-concern-for-managing-people/

Sept. 21
Flock Cameras
https://www.vaildaily.com/news/vail-town-council-hopes-to-make-flock-decision-by-april-as-residents-rail-against-surveillance/

Sept. 22
Drought
https://www.postindependent.com/news/colorado-river-survive-drought/

Sept. 24
Gore Creek Nature Center Work - Editorial
https://www.vaildaily.com/sports-and-outdoors/column-salomone-gore-creek-receiving-special-attention/

Sept. 29
Campaign Signs
https://www.vaildaily.com/news/vail-police-seek-help-identifying-alleged-sign-stealer-targeting-sheriff-candidate-anderson/
https://www.denver7.com/homepage-showcase/vail-police-seeking-assistance-after-political-campaign-signs-stolen

TOWN OF VAIL

Future Topics, October 2026

TOPIC	DEPARTMENT
• Vail Nature Center Update	Public Works
• Arrive Vail	Public Works
• AIPP Update	Public Works
• 2027 Budget	Finance
• Compensation and Benefits	Human Resources