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Liftside Condominiums

Common Area Entry

Scope of Work

From:
Busy 'B' Designs
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Project Location:
Liftside Units 1-60
Common Area Entry Renovation

The Liftside Entries have proven to be extremely outdated and a less than friendly welcome area to guests. As one of the most frequently rented and highly visible condo's on the resort, it is the Home Owners of Liftside's priority to give the space a face lift. In order to create a warmer and more welcoming Entry to the owners and guests of Liftside, we intend to do the following work. Please see the attached document for conceptual ideas and direction.

- 1) **Carpet:** The Carpets have been replaced a couple times since the building was built, However they currently are dark, outdated and in need of replacing. The owners have requested new carpet in all of the Unit Entry halls and stair landings. This covers approximately 3,560sqft.
 - J+J Invision: Coalesce Modular (Style 7612) 1455 Join
 - Approximately 3,560sqft of Carpet
 - ✓ 15 Unit Halls
 - ✓ 20 Stair Landings
- 2) **Tile:** To create a more rich and grand entry when you walk into the building, the existing carpet will be replaced with tile. The tile chosen is a commercially rated tile that is both durable and visually appealing. We have chosen a porcelain tile with a slate like pattern. It is a commercial grade product that will prove to be both durable and aesthetically pleasing. In addition to each entry, we are proposing to install a strip of tile underneath the new Ski lockers in the same tile.
 - Dahl Tile: Franciscan Porcelain Tile: Woodland Verde FS96

- Approximately 550sqft of Tile
 - All Building Entries
 - Ski Locker flooring
- 3) **Skim Coat:** Currently all of the Unit Entry Halls are painted Concrete Block. To create more of an elegant and inviting feel, we are going to use a product that goes over the concrete block and creates a smooth surface that is visually similar to a drywall. The skim coat requires some grinding prep work to create an even surface, and then requires a coat of the rough adhesive concrete followed by 2 coats of the smooth EZ sand.
- Dura bond (1 coat)
 - EZ Sand 45 (2 coats)
 - 15 Unit Halls
- 4) **Paint:** New paint in the Entry areas, all the way through to the unit hallways will create a brighter and cleaner space. In the unit halls, we will be adding a chair rail to break up the space making it seem more home-like and inviting. There will be a lighter paint color on the top half and a darker neutral color on the bottom half. Please see below:
- Grant Beige HC 83 (Benjamin Moore)
 - ✓ Unit Halls (upper half)
 - ✓ Stairwells on all concrete block
 - ✓ Wood in Entries
 - Nantucket Gray HC III (Benjamin Moore)
 - ✓ Unit Halls (lower half)
 - ✓ Upper Stairwells Accent Wall (exterior wall with window)
 - Navajo White 947 (Benjamin Moore)
 - ✓ Underside of stairs
 - Black Bean Soup 2130-10 (Benjamin Moore)
 - ✓ Metal Door Trim
 - ✓ Railing balusters
 - ✓ Stair Base
 - ✓ Upper Stairwell window trim
 - ✓ Entry Window Trim
 - Minwax Natural Wood Stain 209
 - ✓ Stair railings (to be stripped and sanded before stained)
 - Paint Color TBD
 - ✓ Exterior trash closet doors
 - (5) New Flush Trash closet doors
- 5) **Doors:** As the existing entry and trash closet doors have lived there life, they are now showing too many signs of wear and are rusting along the edges. The request is to replace the Entry doors with a ½ light wood door. This will create a focal point on the entrance. Using a half lighted door, will also brighten up the existing dark

entryway. The Jams will be replaced with a synthetic weather proof jam that will last longer and show less wear and tear than a wood or metal jam. In the larger building (Liftside 25-60) the trash closet doors will also be replaced. These will be replaced with a fiberglass door which will last much longer than the existing metal doors, and will be painted to match the exterior of the building. These will also have the synthetic jams.

- 10 Wood “Fir” 2 panel, 9 light Entry Doors with Black hardware
 - 5 Painted fiberglass flush trash closet doors with brushed nickel lockable hardware
- 6) **Trim:** We will be adding 2 types of finished Trim in the Unit Entry Halls. Both will be a natural light stained Yellow Birch. This wood is very hard and durable, and has appealing striations and a light warm color. There is also a possibility that we will add a painted piece of trim to the stair way bases.
- Chair-rail: MH 1501 ($\frac{3}{4}$ " x 3 $\frac{1}{2}$ ")
 - ✓ Approximately 1160 LF
 - ✓ Minwax Natural Wood Stain 209
 - Base Board: MH 217 ($\frac{3}{4}$ " x 5 $\frac{1}{4}$ ")
 - ✓ Approximately 1325 LF
 - ✓ Minwax Natural Wood Stain 209
 - Stair Base Trim: MH 312 ($\frac{3}{4}$ " x $\frac{3}{4}$ ")
 - ✓ Approximately 1000 sqft
 - ✓ Painted to match base (Black Bean Soup)
- 7) **Furniture:** All of the existing carpeted bench areas will be replaced with a solid wood bench (see below for sizes). As the existing Ski locker units were built as temporary structures, it is time for new permanent pieces. A 1 foot tile strip will be installed under the new “lockers”. Over the tile there would be a matt similar to a rubber kitchen matt to both protect the skis or snowboards and still provide drainage. The tile provides a vapor barrier to protect the building from any future water damage from skis or snowboards dripping. Above this tiled area would be wall mounted Ski lockers that are open at the bottom and top and have a continuous top and bottom rail that secures them together. These units will also have small doors and a latch that can be lockable.
- 10 Sets of New finished Ski/ Snowboard lockers
 - ✓ 1 set on each middle floor, and 1 set on each upper floor
 - ✓ Each set will have 8, 16"x10" lockers, with a door and latch that can hold a combination or similar style lock (not included)
 - (5x) 50" x 19" Lower Entry Benches
 - (5x) 54" x 19" Upper Entry Benches
 - (10x) 78" x 19" Ski Locker Benches
 - 20 Lower Entry Exterior lockable Ski/ Snowboard racks * TBD
 - ✓ On Decks of Lower floor units

- 8) **Electrical:** Replace existing baseboard heaters with new wireless thermostats so that controls cannot be changed or kicked by guests. Replace all existing light fixtures with brighter more efficient and more appealing fixtures.
- Baseboard Heaters with Honeywell E-connect Wireless thermostats
 - ✓ 30x 3' Heaters in Unit hall ways and Stairways
 - ✓ 10x 8' Heaters in Entries
 - 5x 3' Fluorescent Bulbs and Frosted Covers in lower Stair Entries
 - 10 Exterior Lanterns
 - ✓ Option 1: ASL- LED Fixture "LAK" in Dark Rust
 - ✓ Option 2: Kichler- LED Lamp "Seaside" in Black
 - 10 Ceiling Lights (larger) in Stairwells
 - ✓ Option 1: (5x) ASL – LED Fixture "SPT" in Bronze tone
(5x) ASL- LED Fixture "EO" in Bronze tone
 - ✓ Option 2: Sea Gull Lighting "Nash" Large LED ceiling light in Heirloom Bronze
 - 55 Ceiling Flush mount lights in Unit Halls
 - ✓ Option 1: ASL- LED Fixture "EO" in Bronze tone
 - ✓ Option 2: Sea Gull Lighting "Nash" Medium LED ceiling light in Heirloom Bronze
 - 30 Wall Sconces in Entry and Stair way entries
 - ✓ Option 1: ASL- LED Fixture "CCS3" in Bronze tone
 - ✓ Option 2: Minka- Lavery "Aspen wall sconce" in Aspen Bronze
- 9) **Artwork/ Signage:** to provide one focal point when entering the unit entry hall ways, there will be 1 framed piece of local art work on the wall. We will also be replacing the existing signage in the stairwells that indicates which units are on which floor. The Signs will be simpler and easier to read than the existing signs.
- 15 New unit directional Signs
 - 15 New Unit Entry Hallway Paintings or Photographs
 - ✓ NO Larger than 36"x 30"
 - ✓ Local artists
 - Chris Deigel Photography
 - Eric Tobin & Karen Winslow Prints of Oil on Canvas