

BEEHIVE GLASS

3070 E. 3300 SO. SALT LAKE CITY, UT 84109
PHONE: 801-486-4991 FAX: 801-486-9583

July 18, 2023

PROPOSAL

Job: Sommet Blanc, 9300 Marsac Ave, Park City Utah 84060
Aspen Group

Mark

Phone: 801-891-1787

Address your bid to:

IKON USA

PO Box 980022

Park City, UT 84098

Email:

Mark Huber mhuber@aspengroupusa.com

Kevin Monson kmonson@aspengroupusa.com

Mark Huber 801-891-1787

Kevin Monson 435-272-2017

From: Jimmy McCrea

Revision #3: Revised proposal per email sent May 11, 2023 and per Marks instructions / email dated 7-17-23.

Per instructions over phone calls, email on 2-10-23 and drawing provided:

1/2" clear glass with flat polished edges and brushed nickel hardware. 1/4" clear mirror with flat polished edges per drawings email date of design drawing 11/18/22:

Tower [A]

Level 1

- Strength Training room mirrors approximately 20' liner feet.
- Yoga room mirrors approximately 36' liner feet.
- Men's locker room euro bath enclosers (Acid etched)
- [2] Men's locker room mirrors
- Women's locker room euro bath enclosers. (Acid etched)
- [2] Women's locker room mirrors.
- [3] Spa mirrors.

Level 2

- Unit A202 [3] euro bath enclosers
- Unit A202 [6] Mirrors bath 1,2,3 and powder room.
- Unit A203 [3] euro bath enclosers and mirrors.
- Unit A203 [6] Mirrors bath 1,2,3 and powder room.
- Unit A204 [4] euro bath enclosers and mirrors.
- Unit A204 [8] Mirrors bath 1,2,3,4 and powder room

Level 3

- Unit A301 [3] euro bath enclosers.
- Unit A301 [6] Mirrors bath 1,2,3 and powder room

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- Unit A302 [4] euro bath enclosers
- Unit A302 [6] Mirrors bath 1,2,3 and powder room
- Unit A303 [3] euro bath enclosers
- Unit A303 [8] Mirrors bath 1,2,3 and powder room
- Unit A304 [4] euro bath enclosers
- Unit A304 [8] Mirrors bath 1,2,3,4 and powder room
-

Level 4

- Unit A401 [3] euro bath enclosers.
- Unit A401 [5] Mirrors bath 1,2,3.
- Unit A402 [3] euro bath enclosers.
- Unit A402 [6] Mirrors bath 1,2,3 and powder room.
- Unit A403 [3] euro bath enclosers.
- Unit A403 [6] Mirrors bath 1,2,3 and powder room.
- Unit A404 [4] euro bath enclosers.
- Unit A404 [8] Mirrors bath 1,2,3,4 and powder room.

Level 5

- Unit A501 [2] euro bath enclosers.
- Unit A501 [6] Mirrors bath 1,2,3 and powder room
- Unit A502 [3] euro bath enclosers.
- Unit A502 [8] Mirrors bath 1,2,3.
- Unit A503 [4] euro bath enclosers.
- Unit A503 [8] Mirrors bath 1,2,3,4 and powder room

Level 6

- Unit A601 [5] euro bath enclosers.
- Unit A404 [10] Mirrors bath 1,2,3,4,5 and powder room

Furnished and installed with brushed nickel hardware. As discussed, the gun metal finish has been discontinued.

Glass shower enclosers Cost..... \$159,027.23

Add for Low Iron.....\$ 40,447.00

Add for clearvista /shower guard.....\$20,983.00

Mirrors cost:.....\$75,231.36

Add for Low Iron mirrors.....\$10,020.00

Tower [B]

Level 2

- Unit A21 bath #1 [1] mirror.
- Unit A22 bath [3] 1,2 & power room.
- Unit B202 [3] euro bath enclosers.
- Unit B202 [6] Mirrors bath 1,2,3 and powder room
- Unit B203 [3] euro bath enclosers.
- Unit B203 [6] Mirrors bath 1,2,3 and powder room
- Unit B204 [4] euro bath enclosers.
- Unit B204 [9] Mirrors bath 1,2,3,4 and powder room

Level 3

- Unit B301 [3] euro bath enclosers.
- Unit B301 [5] Mirrors bath 1,2,3
- Unit B302 [3] euro bath enclosers.
- Unit B302 [5] Mirrors bath 1,2,3 and powder room.
- Unit B303 [3] euro bath enclosers.
- Unit B303 [5] Mirrors bath 1,2,3 and powder room.
- Unit B304 [3] euro bath enclosers.
- Unit B303 [9] Mirrors bath 1,2,3,4 and powder room.

Level 4

- Unit B401 [3] euro bath enclosers.
- Unit B401 [6] Mirrors bath 1,2,3 and powder room.
- Unit B402 [3] euro bath enclosers.
- Unit B402 [6] Mirrors bath 1,2,3 and powder room.
- Unit B403 [3] euro bath enclosers.
- Unit B403 [6] Mirrors bath 1,2,3 and powder room.
- Unit B404 [4] euro bath enclosers.
- Unit B402 [8] Mirrors bath 1,2,3,4 and powder room.

Level 5

- Unit B501 [3] euro bath enclosers.
- Unit B501 [8] Mirrors bath 1,2,3,4 and powder room.
- Unit B502 [3] euro bath enclosers.
- Unit B502 [6] Mirrors bath 1,2,3 and powder room.
- Unit B503 [3] euro bath enclosers.
- Unit B503 [6] Mirrors bath 1,2,3 and powder room.
- Unit B504 [4] euro bath enclosers.
- Unit B504 [8] Mirrors bath 1,2,3,4 and powder room.

Level 6

- Unit B601 [3] euro bath enclosers.
- Unit B601 [8] Mirrors bath 1,2,3 and powder room.
- Unit B602 [3] euro bath enclosers.
- Unit B602 [8] Mirrors bath 1,2,3 and powder room.
- Unit B603 [3] euro bath enclosers.
- Unit B603 [8] Mirrors bath 1,2,3 and powder room.
- Unit B604 [4] euro bath enclosers.

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- Unit B604 [8] Mirrors bath 1,2,3 and powder room.

Level 7

- Unit B702 [5] euro bath enclosers.
- Unit B702 [11] Mirrors bath 1,2,3,4,5 and powder room.
- Unit B703 [5] euro bath enclosers.
- Unit B703 [11] Mirrors bath 1,2,3,4,5 and powder room.

Furnished and installed with brushed nickel hardware. As discussed, the gun metal finish has been discontinued.

Cost..... \$209,543.23

Add for Low Iron.....\$54,271.00

Add for clearvista /shower guard.....\$28,406.00

Mirrors cost:.....\$84,249.00

Add for Low Iron mirrors.....\$9,930.00

Tower [C] *missing in previous proposal*****

Level

- C22 [1] mirror.
- C23 [1] mirror.
- C24 [1] mirror.
- C25 [1] mirror.

Level 2

- Unit C201 [5] euro bath enclosers.
- Unit C201 [7] Mirrors bath 1,2,3,4,5 and powder room.
- ******Unit C202 [5] euro bath enclosers******
- ******Unit C201 [7] Mirrors bath 1,2,3,4,5 and powder room. ******

Level 3

- Unit C301 [5] euro bath enclosers.
- Unit C301 [7] Mirrors bath 1,2,3,4,5 and powder room.
- Unit C302 [5] euro bath enclosers.
- Unit C302 [7] Mirrors bath 1,2,3,4,5 and powder room.

Level 4

- Unit C401 [5] euro bath enclosers.
- Unit C401 [7] Mirrors bath 1,2,3,4,5 and powder room.
- Unit C402 [5] euro bath enclosers.
- Unit C402 [7] Mirrors bath 1,2,3,4,5 and powder room.

Level 5

- Unit C501 [5] euro bath enclosers.
- Unit C501 [7] Mirrors bath 1,2,3,4,5 and powder room.
- Unit C502 [5] euro bath enclosers.
- Unit C502 [7] Mirrors bath 1,2,3,4,5 and powder room.

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Level 6

- Unit C601 [5] euro bath enclosers.
- Unit C601 [7] Mirrors bath 1,2,3,4,5 and powder room.
- Unit C602 [5] euro bath enclosers.
- Unit C602 [7] Mirrors bath 1,2,3,4,5 and powder room.

Level 7

- Unit C702 [5] euro bath enclosers.
- Unit C702 [7] Mirrors bath 1,2,3,4,5 and powder room.

Level

- Unit C801 [5] euro bath enclosers.
- Unit C801 [7] Mirrors bath 1,2,3,4,5 and powder room.

Furnished and installed with brushed nickel hardware. As discussed, the gun metal finish has been discontinued.

Cost..... \$257,309.30

Add for Low Iron.....\$72,864.00

Add for clearvista /shower guard.....\$33,368.00

Mirrors cost:.....\$35,457.84

Add for Low Iron mirrors.....\$5,700.00

Alternate Add professionally prepared shop drawings/detailing of project cost:\$105,952.00

Special Note: With the [3] hinges per door the hardware that has been specified HW-01.09, HW01.08 for the euro enclosers will not meet the size and weight criteria on CRL website with a maximum weight of 130 lbs. We see it as maximum door size of 90"x32" = 20 square feet at (1/2" glass weight per sq foot 6.36 lb.) = 127.2 lbs.

Link for HW-01.09 and HW- 01.08: <https://www.crlaurence.com/All-Products/Shower-Hardware/Shower-Door-Hinges/Vienna-Hinges/Vienna-Hinges---Offset-Back/CRL-Brushed-Nickel-Vienna-044-Series-Wall-Mount-Offset-Back-Plate-Hinge/p/V1E044BN>

Note: If we are able to sell the complete job with all of Tower A, B & C showers and mirrors we can take 5% of this price for a total sell price of..... \$779,768.54

for 1/2" clear euro shower enclosers with flat polished edges and tempered hardware brushed nickel. With 1/4" clear mirrors.

If we have to do per unit see selling price as stated above.

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Rev #2: Add for mirrors for common areas ¼” clear mirrors with flat polished edges:

Tower A

- [3] Employee restrooms mirrors bowling lanes. On A2.3A.01a
- [6] toilet room mirrors bowling lanes. On A2.3A.01b
- [1] mirror bath A109. On A2.3A.11a
- [1] mirror bath A108. On A2.3A.11a
- [2] locker room A123 on A2.3A.11b
- [2] locker room A123 on A2.3A.11b

Tower B

- [1] mirror in limited common area on A2.2B.01
- [3] mirrors in ski lockers guest toilets B115 on A2.2B.11

Tower C

- Toilet C103 on A2.2C.11
- Toilet C104 on A2.2C.11

Mirrors cost:.....\$19,008.00
Add for Low Iron mirrors.....\$1,296.00

Exclusions:

1. Decorative or lighted mirrors.
2. All attachment channels for glass products.
3. Frames at mirrors.
4. Glass enclosers above tub.
5. Low iron mirrors (UNO).
6. Tempered mirrors
7. Crated, wrapping paper or plastic.
8. Safety scrim applied to back of mirror.
9. Laminated glass.
10. Post-polish after lamination.
11. Sliding track, hangers, floor channel.
12. Steel framing with columns.
13. Wood backing for glass products.
14. Attendance at Contractor meetings at jobsite – Will attend coordination meeting only
15. Protective plastic, paper, foam, or PVC coating on glass and metal hardware
16. Protection of our work once it has been installed at the jobsite.
17. Cleaning of glass and metal hardware once it has been installed at the jobsite.
18. Liquidated damages.
19. Permits, and special fees.
20. Special insurance.
21. Bonds.
22. Starphire, Ultra Clear or Crystal-Clear glass (UNO).
23. Low iron, Starphire, Ultra Clear or Crystal-Clear glass (UNO).
24. Mock-up.
25. Wood frames on mirrors.
26. Metal frames on mirrors.
27. Backing at walls, ceilings, curbs and pony walls.
28. Holes or cut outs in mirrors.
29. Safety scrim applied to back of mirrors.
30. Mirror mastic.
31. Steam showers (UNO) unless noted otherwise.
- 32. Professional prepared shop drawings. (UNO) see add for cost.**
33. Clear coating on glass such as Showerguard or Tekon Seal.
34. Sandblasting or etching of glass.
35. Glass items not specifically listed in inclusions.
36. Engineering calculations (N/A).
37. Snow removal.

Special Conditions:

1. Please note that we will need this signed proposal and ½ **down to start**, with the balance will be due once the glass is installed.
2. ***All hardware bid with CRL or Portals equivalent.***
3. Once the order has been placed, with current lead times it will take approx. **4 to 6 weeks** from time of field measuring has been done. Field measuring has been included in our price.
4. Prices quoted above are valid if all items as noted in the proposal are all accepted as one contract. If these items are purchased separately the costs will need to be increased.
5. If changes are required to our scope of work by the General Contractor or by the owner it is Beehive Glass Co. policy not to proceed until we receive a signed change order that also accepts the price, we have bid.
6. Because of fluctuating market conditions all prices are good for **30 days only**. After which they may be subject to a price increase if the price of the glass or hardware increases.
7. We request that this Beehive Glass Company's Entire Proposal becomes a part of any subcontract or master agreement between Beehive Glass Company and the General Contractor.

Qualifications:

1. Clear glass has a greenish tint,
2. Low iron glass has a bluish / greenish tint
3. Tempered Glass: What is roll or roller wave distortion? The process of heating float glass to a level of soft pliability, then rapidly cooling it, will always cause optical distortion to some degree. This is the case for heat-strengthened and fully tempered glass. One common form of optical distortion is roller wave. During the heating process, glass will sag very slightly between the carrier rolls that transport the glass through the furnace. After heating, the glass passes through the quench, which "freezes" the glass, creating the compression and tension that provides either heat-strengthened or fully tempered glass. However, this process can also result in a slight deviation from optically flat glass, usually seen as ripples or roller wave. Glass thickness and size affect the amount of distortion: Generally, the thicker the glass, the less deviation from flatness, while larger glass sizes may also appear to have more distortion.
4.
 - a. <https://www.guardianglass.com/commercial/ToolsandResources/Resources/FAQ/Roller-Wave-Distortion/index.htm>
 - b. <http://www.wwglass.com/wp-content/uploads/2016/09/Pilkington-planar-distortions-in-tempered-glass.pdf>
 - c. <https://www.bing.com/videos/search?q=roller+wave+distortion+in+laminated+glass&qpvrt=roller+wave+distortion+in+laminated+glass&view=detail&mid=4FA546548DCE4E1F12D74FA546548DCE4E1F12D7&rvsmid=93DC2E37400859D8D6C593DC2E3740085>
 - d. <http://www.lawson-industries.com/downloads/Wavy%20or%20distorted%20impact%20glass%20exp%20lanation%20form%20Cardinal%20Glass%20Industries..pdf>

- e. <http://www.viracon.com/page/heat-treatment>
<https://www.arm-r-lite.com/roller-wave-distortion-on-tempered-glass-units/>
https://www.cardinalcorp.com/source/pdf/tsb/ig/IG18_01-2016.pdf
 - f. <https://www.aisglass.com/sites/default/files/pdfs/technical%20papers/AIS-303.pdf>
 - g. http://www.tristarglass.com/static/uploads/resources/Product_Standards_update.pdf
 - h. https://buyat.ppg.com/glasstechlib/98_TD138%20Heat%20Treated%20Glass%20for%20Architectural%20Glazing%204%20Nov%202011.pdf
 - i. https://buyat.ppg.com/glasstechlib/98_TD138%20Heat%20Treated%20Glass%20for%20Architectural%20Glazing%204%20Nov%202011.pdf
 - j. <http://www.21stcenturyglaziers.co.uk/wp-content/uploads/2015/02/21st-century-Tolerances-inspection-guidelines.pdf>
 - k. http://023app01.guardian.com/cs/groups/sunguard/documents/native/gi_001675.pdf
5. **Laminated Glass:** The tolerances are 1/16" to 1/4" . The ASTM C1172-03 for rectangular shapes of glass. Because each piece of glass has to be cut, flat polished and tempered before being laminated, mismatched edges are a normal occurrence with laminated glass and are not a defect or a reason to reject the glass. The edge mismatch is generally most noticeable on the top of the glass and can easily be taken care of by the use of a top cap.
- a. Standard:

TOLERANCES FOR LAMINATE GLASS

Dimensions	± 1/8" Depending on glass size (length, width) and thickness. (ASTM C 1036, 1048, 1172)
Edge mismatch	1/16"-1/4" Depending on glass length and thickness (ASTM C 1172)
Bow	1/16"-7/8" Depending on glass length and thickness (ASTM C 1048, 1172)
Bubbles	As per ASTM C 1172
Inside dirt	As per ASTM C 1172
Spacer Depth (IGU)	3/8"-15/32"
Hole and notch position	± 1/16" (ASTM C 1048)
Out of square	± 1/8" Depending on glass size (length, width) and thickness. (ASTM C 1036, 1048, 1172)

- b. **ASTM C1172-03: Standards available upon request.**

Bid Conditions

1.) Scaffolding:

Scaffolding, scissor lifts etc. to provide access to complete this job are **not** included in the price.

2.) Samples:

~~We will provide 2 ea. 8" x 8" samples of the specified glass listed in the inclusions. We will provide 1 ea. sample of the different types of metal hardware specified.~~

~~Samples free of charge, all other samples will need to be addressed as an additional charge item on a change order.~~

3.) Fabrication Time:

The fabrication time will depend on a number of things, including but not limited to:

- How soon fabrication drawings are available and released.
- The timely delivery of other needed materials.
- Timely reply to RFI's and change orders.

4.) Bond – no bond required.

If a Bond should be required it will need to be addressed as an additional charge item on a change order.

5.) Insurance:

We will carry and provide appropriate Liability and Workman's Compensation Insurance. No other Insurance is included in the prices bid. (Builders Risk Insurance is not included in the price and if required (and available) it will need to be addressed as an additional charge item on a change order.)

6.) Retainage:

No Retainage on orders that are ordered using a P.O. and on orders of materials only.

Retainage to be no more than 5%. Retention is to be paid 30 days after completion of our scope of work, not the project completion. As per Utah law, the retention is to be held in an interest bearing account, with the interest being paid to Beehive Glass.

7.) Parking:

The cost of parking, on or offsite is not included in this bid and if paying for parking is necessary, it will need to be addressed as an additional charge on a change order.

8.) Specifically excluded from this bid is the following: It is not in the scope of our work to protect installed glass from damage by others. Should this become necessary, it will need to be addressed as an additional charge item on a change order.

- Labor is based on 40 hour work weeks. Overtime is not included and would need to be addressed as an additional charge item on a change order.
- Anything **not** specifically included is not part of this bid and will need to be addressed as an additional charge item on a change order.

9. Change Orders:

If changes are required to our scope of work by the General Contractor or by the owner it is Beehive Glass Co. policy not to proceed until we receive a signed change order that also accepts the price we have bid.

10.) Information needed

- SCR #
- Tax Parcel #
- Building Permit Number and City
- Owner name and complete address
- General Contractor, name, address, phone, fax and email
- Complete address of the project

11.) Other

- Beehive Glass Co. Inc. may stop the fabrications or supply of any labor or materials when it, in its sole discretion, determines that the customer is in breach of this agreement or any other contract with Beehive
- Glass Co. Inc., or Beehive Glass Co. Inc., has insecurity with respect to customer's creditworthiness, until payment is made and any dispute or insecurity has been resolved. Customer further agrees that Beehive Glass Co. Inc. shall not in any event be responsible for damages due to delay in supply of any labor or materials.
- Title to the above merchandise shall remain with Beehive Glass Co. Inc. or assigns until the sum due under this contract has been paid in full to Beehive Glass Co. Inc., Salt Lake City, Utah.
- The undersigned agrees that any amount not paid within 30 days of invoice date will carry interest and finance charges computed by a PERIODIC RATE of 1 1/2% per month, which is an ANNUAL PERCENTAGE RATE of 18% applied to the previous balance after deducting current payment and/or credits, both before and after judgment, and further agrees to pay all cost incurred in collections, including attorney's fees in the amount of 45% of the total balance due or a minimum of \$2,500.00, whichever is greater, if this account is placed with an attorney for collection, whether suit is filed or not.

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- In the event that a dispute should arise either in regards to payment or otherwise, the undersigned customer hereby agrees the venue and jurisdiction lies in the Utah courts and Utah law governs. It is agreed that court cost and attorney fees will be paid by the prevailing party.
- *Every effort has been made to be as accurate as possible on the take off of the items and quantities. If something has been inadvertently missed, it will need to be addressed as an additional charge item on a change order.*

Acceptance of the scope of work and the price in this bid proposal, and the issuance of any contract, or other authorization to engage in any work, based on this bid proposal, constitutes acceptance of all terms and conditions contained herein, and all terms and conditions contained in this bid proposal, as well as all exclusions, special conditions and qualifications shall be incorporated into any contract based on this bid. Acceptance of any services or material also constitutes acceptance of all terms and conditions contained herein. Once acceptance of this bid has occurred, its terms and conditions can only be modified in writing signed by an authorized representative of Beehive Glass. All of the terms, provision, and/or definitions contained in this bid proposal are controlling over any provision of any master contract, subcontract, work order, or other document, if any of the terms, provisions, and/or definitions contained in this bid proposal are inconsistent with, or contradictory to, any provisions of any master contract, subcontract, work order, or other document.

Thanks,

Jimmy McCrea
Beehive Glass Co. Inc.

Accepted by: _____

Date: _____