

07/18/2023

IKON USA  
PO Box 980022  
Park City, Utah 84098

Re: Sommet Blanc Project  
9300 Marsac Ave  
Park City, Utah 84060

### **Scope of Work**

#### **Inclusions**

- Provide Fireplace, Venting and Terminations as proposed based on specifications and plan set dated 11/18/2022.
- Installation of Fireplace, Venting and Venting Terminations.
- Interior Media for Fireplaces
- Applicable Permits for Fireplace only

#### **Exclusions**

- Gas and Electrical runs and terminations to fireplace. Will work with contractors to ensure the correct needs are met for fireplace
- Gas and Electrical permits applicable to fireplace
- Penetrations between walls, ceilings and roof for venting and venting terminations
- Framing or finishing work applicable to fireplace surrounds and walls
  - Framing required to follow Ortal framing, air intake and heat release requirements
- Union or Prevailing wage labor
- Taxes

**\*This pricing is valid until 11/01/2023\***

**Tower A Spa Lounge – Ballpark Only Pricing**

<u>Fireplace Type Specified</u>	<u>Installed Price including venting</u>
Spa Lounge – Unit TBD	\$40,000.00

**Ballpark Fireplace Cost for Spa Lounge: \$40,000.00**

**Tower A Game Lounge – Ballpark Only Pricing**

<u>Fireplace Type Specified</u>	<u>Installed Price including venting</u>
Game Lounge – Unit TBD	\$42,000.00

**Ballpark Fireplace Cost for Game Lounge: \$42,000.00**

### Tower A Level 2 Unit 204E

<u>Fireplace Type Specified</u>	<u>Installed Price including venting</u>
Living Room – 200H LS Corner with Micro Mesh Screen	\$23,510.00
Primary Bedroom – 150H LS Corner with Micro Mesh Screen	\$18,748.00

**Total Fireplace Cost for 204E: \$42,258.00**

- V/E – Both of these units could terminate horizontally without Ortal powervent.
  - Living Room unit could terminate to exterior wall which would be a cost reduction of (\$2,510.00).
  - Bedroom Unit could terminate onto patio which would be a cost reduction of (\$3,010.00).

### Tower A Level 2 Unit 203B

<u>Fireplace Type Specified</u>	<u>Total Installed Price including venting</u>
Living Room – 150H Front Facing with Micro Mesh Screen	\$16,735.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,678.00

**Total Fireplace Cost for 203B: \$30,413.00**

- V/E – Bedroom unit could terminate horizontally without Ortal powervent.
  - Bedroom unit could terminate to exterior wall which would be a cost reduction of (\$3,310.00).

### Tower A Level 2 Unit 202A

<u>Fireplace Type Specified</u>	<u>Total Installed Price including venting</u>
Living Room – 150H Front Facing with Micro Mesh Screen	\$16,735.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,343.00

**Total Fireplace Cost for 202A: \$30,078.00**

- V/E – Bedroom unit could terminate horizontally without Ortal powervent.
  - Bedroom unit could terminate to patio which would be a cost reduction of (\$2,910.00).

**Tower A Level 3 Unit 304F**

<b>Fireplace Type Specified</b>	<b>Total Installed Price including venting</b>
Living Room – 130H Front Facing with Micro Mesh Screen	\$13,548.00
Primary Bedroom – 130H Front Facing with Micro Mesh Screen	\$12,548.00

**Total Fireplace Cost for 304F: \$26,096.00**

- V/E - Both units could terminate horizontally without Ortal powervent.
  - Living room unit could terminate onto patio which would be a cost reduction of (\$3,110.00).
  - Bedroom unit could terminate onto patio which would be a cost reduction of (\$2,310.00).

**Tower A Level 3 Unit 303B**

<b>Fireplace Type Specified</b>	<b>Total Installed Price including venting</b>
Living Room – 150H Front Facing with Micro Mesh Screen	\$16,510.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,523.00

**Total Fireplace Cost for 303B: \$30,033.00**

**Tower A Level 3 Unit 302A**

<b>Fireplace Type Specified</b>	<b>Total Installed Price including venting</b>
Living Room – 150H Front Facing with Micro Mesh Screen	\$16,595.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,228.00

**Total Fireplace Cost for 302A: \$29,823.00**

- V/E -- Bedroom unit could terminate horizontally without Ortal powervent.
  - Bedroom unit could terminate onto patio which would be a cost reduction of (\$3,185.00)

**Tower A Level 3 Unit 301C**

<b>Fireplace Type Specified</b>	<b>Total Installed Price including venting</b>
Living Room – 200H LS Corner with Micro Mesh Screen	\$24,170.00
Primary Bedroom – 130H LS Corner with Micro Mesh Screen	\$15,610.00

**Total Fireplace Cost for 301C: \$39,780.00**

**Tower A Level 4 Unit 404E**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 200H LS Corner with Micro Mesh Screen	\$23,510.00
Primary Bedroom – 150H LS Corner with Micro Mesh Screen	\$18,468.00

**Total Fireplace Cost for 404E: \$41,978.00**

**Tower A Level 4 Unit 403B**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 150H Front Facing with Micro Mesh Screen	\$16,385.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,398.00

**Total Fireplace Cost for 403B: \$29,783.00**

**Tower A Level 4 Unit 402A**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 150H Front Facing with Micro Mesh Screen	\$16,435.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,023.00

**Total Fireplace Cost for 402A: \$29,458.00**

**Tower A Level 4 Unit 401D**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 200H LS Corner with Micro Mesh Screen	\$24,010.00
Primary Bedroom – 130H LS Corner with Micro Mesh Screen	\$15,560.00

**Total Fireplace Cost for 401D: \$39,570.00**

**Tower A Level 5 Unit 503H**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 170HHH Front Facing Custom Unit 36" high viewing area with Micro Mesh Screen	\$28,300.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$12,868.00
Guest Bedroom – 110H Front Facing with Micro Mesh Screen	\$12,973.00

**Total Fireplace Cost for 503H: \$54,141.00**

**Tower A Level 5 Unit 502A**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 150H Front Facing with Micro Mesh Screen	\$16,365.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$12,943.00

**Total Fireplace Cost for 502A: \$29,308.00**

**Tower A Level 5 Unit 501C**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 200H LS Corner with Micro Mesh Screen	\$23,940.00
Primary Bedroom – 130H LS Corner with Micro Mesh Screen	\$15,610.00

**Total Fireplace Cost for 501C: \$39,550.00**

**Tower A Level 6 Unit 601I**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 130HHH Front Facing Custom unit with 36" high viewing area with Micro Mesh Screen	\$13,075.00
Primary Bedroom – 150H RS Corner with Micro Mesh Screen	\$17,948.00
Guest Bedroom - 150H LS Corner Screen with Micro Mesh Screen	\$15,438.00

**Total Cost for Unit Type O: \$46,461.00**

Subtotal: \$620,730.00

Shipping: \$46,327.00

Permits: \$3,286.00

**Total Cost for Tower A: \$670,343.00**

Best Regards

*Adam Rohrer*

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**\*This pricing is valid until 11/01/2023\***



**Tower A/B Common Area Lobby Level 1 – Ballpark Only pricing**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Lobby Level 1 – Unit TBD	\$30,000.00

**Total Ballpark Cost Tower A/B Level 1 Lobby: \$30,000.00**

**Tower B Common Area Lobby Level 1 – Ballpark Only pricing**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Lobby Level 1 – Unit TBD	\$33,000.00

**Total Ballpark Cost Tower A/B Level 1 Lobby: \$33,000.00**

**Tower B Level 2 Unit 202A**

<b>Fireplace Type Specified</b>	<b>Installed Price including venting</b>
Living Room – 150H Front Facing with Micro Mesh Screen	\$16,885.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,498.00

**Total Fireplace Cost for 202A: \$30,383.00**

- V/E – Bedroom unit could terminate horizontally without Ortal powervent.
  - Bedroom unit could terminate onto patio which would be a cost reduction of (\$3,110.00).

**Tower B Level 2 Unit 203B**

<b>Fireplace Type Specified</b>	<b>Total Installed Price including venting</b>
Living Room – 150H Front Facing with Micro Mesh Screen	\$16,635.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,498.00

**Total Fireplace Cost for 203B: \$30,133.00**

- V/E – Bedroom unit could terminate horizontally without Ortal powervent.
  - Bedroom unit could terminate to exterior wall which would be a cost reduction of (\$3,110.00)

**Tower B Level 2 Unit 204G**

<b>Fireplace Type Specified</b>	<b>Total Installed Price including venting</b>
Living Room – 170H Front Facing with Micro Mesh Screen	\$16,835.00
Primary Bedroom – 150H LS Corner with Micro Mesh Screen	\$18,498.00

**Total Fireplace Cost for 204G: \$35,333.00**

- V/E – Both units could terminate horizontally without Ortal powervent.
  - Living room unit could terminate to exterior wall which would be a cost reduction of (\$2,310.00).
  - Bedroom unit could terminate onto patio which would be a cost reduction of (\$3,060.00).

### Tower B Level 3 Unit 301D

<u>Fireplace Type Specified</u>	<u>Total Installed Price including venting</u>
Living Room – 200H LS Corner with Micro Mesh Screen	\$24,350.00
Primary Bedroom – 130H LS Corner with Micro Mesh Screen	\$15,560.00

Total Fireplace Cost for 301D: \$39,910.00

- V/E – Bedroom unit could terminate horizontally without Ortal powervent.
  - Bedroom unit could terminate onto patio which would be a cost reduction of (\$2,310.00)

### Tower B Level 3 Unit 302A

<u>Fireplace Type Specified</u>	<u>Total Installed Price including venting</u>
Living Room – 150H Front Facing with Micro Mesh Screen	\$16,735.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,398.00

Total Fireplace Cost for 302A: \$30,133.00

- V/E – Bedroom unit could terminate horizontally without Ortal powervent.
  - Bedroom unit could terminate onto patio which would be a cost reduction of (\$3,060.00).

### Tower B Level 3 Unit 303B

<u>Fireplace Type Specified</u>	<u>Total Installed Price including venting</u>
Living Room – 150H Front Facing with Micro Mesh Screen	\$16,535.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,398.00

Total Fireplace Cost for 303B: \$29,933.00

- V/E – Bedroom unit could terminate horizontally without Ortal powervent.
  - Bedroom unit could terminate to exterior wall which would be a cost reduction of (\$3,060.00)

### Tower B Level 3 Unit 304F

<u>Fireplace Type Specified</u>	<u>Total Installed Price including venting</u>
Living Room – 130H Front Facing with Micro Mesh Screen	\$13,798.00
Primary Bedroom – 130H Front Facing with Micro Mesh Screen	\$12,648.00

Total Fireplace Cost for 304F: \$26,446.00

- V/E - Both units could terminate horizontally without Ortal powervent.
  - Living room unit could terminate onto patio which would be a cost reduction of (\$3,110.00).
  - Bedroom unit could terminate onto patio which would be a cost reduction of (\$2,310.00).

**Tower B Level 4 Unit 401C**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 200H LS Corner with Micro Mesh Screen	\$24,210.00
Primary Bedroom – 130H LS Corner with Micro Mesh Screen	\$15,660.00

**Total Fireplace Cost for 301D: \$39,870.00**

**Tower B Level 4 Unit 402A**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 150H Front Facing with Micro Mesh Screen	\$16,635.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,248.00

**Total Fireplace Cost for 402A: \$29,883.00**

**Tower B Level 4 Unit 403B**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 150H Front Facing with Micro Mesh Screen	\$14,125.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,248.00

**Total Fireplace Cost for 403B: \$27,373.00**

**Tower B Level 4 Unit 404E**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 200H LS Corner with Micro Mesh Screen	\$23,510.00
Primary Bedroom – 150H LS Corner with Micro Mesh Screen	\$18,648.00

**Total Fireplace Cost for 404E: \$42,158.00**

**Tower B Level 5 Unit 501D**

<u>Fireplace Type Specified</u>	<u>Total Installed Price including venting</u>
Living Room – 200H LS Corner with Micro Mesh Screen	\$24,110.00
Primary Bedroom – 130H LS Corner with Micro Mesh Screen	\$15,560.00

**Total Fireplace Cost for 501D: \$39,670.00**

**Tower B Level 5 Unit 502A**

<u>Fireplace Type Specified</u>	<u>Total Installed Price including venting</u>
Living Room – 150H Front Facing with Micro Mesh Screen	\$16,485.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,123.00

**Total Fireplace Cost for 502A: \$29,608.00**

**Tower B Level 5 Unit 503B**

<u>Fireplace Type Specified</u>	<u>Total Installed Price including venting</u>
Living Room – 150H Front Facing with Micro Mesh Screen	\$14,025.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,123.00

**Total Fireplace Cost for 503B: \$27,148.00**

**Tower B Level 5 Unit 504F**

<u>Fireplace Type Specified</u>	<u>Total Installed Price including venting</u>
Living Room – 130H Front Facing with Micro Mesh Screen	\$13,698.00
Primary Bedroom – 130H Front Facing with Micro Mesh Screen	\$12,648.00

**Total Fireplace Cost for 504F: \$26,346.00**

**Tower B Level 6 Unit 601C**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 200H LS Corner with Micro Mesh Screen	\$24,010.00
Primary Bedroom – 130H LS Corner with Micro Mesh Screen	\$15,660.00

**Total Cost for 601C: \$39,670.00**

**Tower B Level 6 Unit 602A**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 150H Front Facing with Micro Mesh Screen	\$16,425.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$12,998.00

**Total Cost for 602A: \$29,423.00**

**Tower B Level 6 Unit 603B**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 150H Front Facing with Micro Mesh Screen	\$13,875.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,028.00

**Total Cost for 603B: \$26,903.00**

**Tower B Level 6 Unit 604E**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 200H LS Corner with Micro Mesh Screen	\$23,510.00
Primary Bedroom – 150H LS Corner with Micro Mesh Screen	\$18,098.00

**Total Cost for 603B: \$41,608.00**

**Tower B Level 7 Unit 702J**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 200H Front Facing with Micro Mesh Screen	\$20,210.00
Primary Bedroom – 150H LS Corner with Micro Mesh Screen	\$15,438.00
Guest Bedroom – 110H Front Facing with Micro Mesh Screen	\$10,338.00

**Total Cost for 702J: \$45,986.00**

**Tower B Level 7 Unit 703K**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – Living Room – 200HHH Front Facing Custom Unit 36" high viewing area with Micro Mesh Screen	\$26,050.00
Primary Bedroom – 150H Front Facing with Micro Mesh Screen	\$13,825.00
Guest Bedroom – 150H Front Facing with Micro Mesh Screen	\$16,485.00

**Total Cost for 703K: \$56,360.00**

Subtotal: \$787,277.00

Shipping: \$62,891.00

Permits: \$3,684.00

**Total Cost for Tower B: \$853,852.00**

Best Regards

*Adam Rohrer*

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- Taxes

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**Tower C Common Area Skier Lounge Level 1 – Ballpark Only pricing**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Lobby Level 1 – Unit TBD	\$30,000.00

**Total Ballpark Cost Tower C Skier Lounge: \$30,000.00**

**Tower C Common Area Lounge Level 1 – Ballpark Only pricing**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Lobby Level 1 – Unit TBD	\$30,000.00

**Total Ballpark Cost Tower C Lounge: \$30,000.00**

**Tower C Level 2 Unit 201 M**

<b><u>Fireplace Type Specified</u></b>	<b><u>Installed Price including venting</u></b>
Living Room – 150H RS Corner with Micro Mesh Screen	\$18,648.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,548.00

**Total Fireplace Cost for 201M: \$32,196.00**

**Tower C Level 2 Unit 202L**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 200H Front Facing with Micro Mesh Screen	\$21,010.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,548.00

**Total Fireplace Cost for 202L: \$34,558.00**

**Tower C Level 3 Unit 301N**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 200H Front Facing with Micro Mesh Screen	\$20,910.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,448.00

**Total Fireplace Cost for 301N: \$34,358.00**

**Tower C Level 3 Unit 302M**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 150H LS Corner with Micro Mesh Screen	\$18,548.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,448.00

**Total Fireplace Cost for 302M: \$31,996.00**

**Tower C Level 4 Unit 401M**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 150H RS Corner with Micro Mesh Screen	\$18,448.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,348.00

**Total Fireplace Cost for 401M: \$31,796.00**

**Tower C Level 4 Unit 402N**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 200H Front Facing with Micro Mesh Screen	\$20,810.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,348.00

**Total Fireplace Cost for 402N: \$34,158.00**

**Tower C Level 5 Unit 501N**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 200H Front Facing with Micro Mesh Screen	\$20,710.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,248.00

**Total Fireplace Cost for 501N: \$33,958.00**

**Tower C Level 5 Unit 502M**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 150H LS Corner with Micro Mesh Screen	\$18,348.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,248.00

**Total Fireplace Cost for 502M: \$31,596.00**

**Tower C Level 6 Unit 601M**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 150H RS Corner with Micro Mesh Screen	\$18,248.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,148.00

**Total Cost for 601M: \$31,396.00**

**Tower C Level 6 Unit 602N**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 200H Front Facing with Micro Mesh Screen	\$20,610.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,148.00

**Total Cost for 602N: \$33,758.00**

**Tower C Level 7 Unit 701N**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 200H Front Facing with Micro Mesh Screen	\$20,510.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,048.00

**Total Fireplace Cost for 501N: \$33,558.00**

**Tower C Level 7 Unit 702M**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 150H LS Corner with Micro Mesh Screen	\$18,148.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,048.00

**Total Fireplace Cost for 502M: \$31,196.00**

**Tower C Level 8 Unit 801O**

<b><u>Fireplace Type Specified</u></b>	<b><u>Total Installed Price including venting</u></b>
Living Room – 200HHH Front Facing custom unit with 36" tall viewing area	\$26,050.00
Primary Bedroom – 110H Front Facing with Micro Mesh Screen	\$13,048.00

**Total Fireplace Cost for 502M: \$39,098.00**

Subtotal: \$493,622.00

Shipping: \$36,453.00

Permits: \$3,200.00

**Total Cost for Tower C: \$533,275.00**

Best Regards

*Adam Rohrer*

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