



Project Proposal

Village Center Condominiums

**Window & Slider Door Replacement**

**Emmons Building & Axtell Building**

September 17, 2026



## Project Basis

This proposal is based on the window and sliding-door schedule for the Emmons and Axtell Condo Buildings provided by Crested Butte Lodging & Property Management, together with the architectural drawings prepared by Ben White, dated April 4, 2019.

The referenced schedule identifies the replacement of approximately **138 windows and 88 sliding doors**. Openings identified on the schedule as "existing," "don't include," entry doors, commercial doors, or commercial windows are excluded from the scope of this proposal.

## Window and Door Selection & Procurement

B Murphy Construction (BMC) will work collaboratively with Crested Butte Lodging & Property Management, under the direction of the HOA combined with unit owner input, to identify the desired window and sliding-door styles and specifications while seeking competitive pricing.

BMC has obtained a comprehensive estimate from Mountain Windows in Gunnison for the windows and doors identified in the schedule, based on the **Marvin Essential** product line. BMC has also requested pricing for the same product from Builder's First Source; however, a comprehensive estimate has not yet been received yet, and was therefore not used in this estimate.

For the purposes of this estimate, BMC has utilized the pricing provided by Mountain Windows **without markup**. No markup on the window and door package has been included in the pricing presented in this proposal, and no markup will be passed along. BMC is not committed to any particular supplier or manufacturer at this time. If engaged as the contractor for the project, BMC will



verify existing field conditions, confirm project requirements, and assist the HOA and property management team in finalizing the window and door selections and procurement strategy based on **competitive pricing and availability**.

### **Estimating Assumptions & Field Verification**

The estimate that follows includes certain assumptions that were necessary to develop preliminary pricing without a complete understanding of existing field conditions and as-built construction. The intent here is to provide a **turn-key approach** that completes the scope of work fully, short of final paint and stain interior details that are assumed to be highly variable unit to unit.

Upon engagement, BMC will conduct an 'existing conditions assessment' to verify existing conditions, dimensions, operation/handling, surrounding finish details at each opening, access requirements, and other project-specific factors. Following this assessment, the estimate will be adjusted as necessary (guided by the pricing used here and primarily by adjusting unit quantities) to provide an accurate basis for a construction contract with final project pricing prior to ordering windows and doors, and the commencement of construction.

BMC appreciates the opportunity to be considered for this project. Please contact **Brian Murphy or Ben Schloesser** with any questions or to discuss the proposal in greater detail.

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## Estimate

| Emmons Building                                |     |          |              |                     |
|------------------------------------------------|-----|----------|--------------|---------------------|
| Scope                                          | Qty | Unit     | Unit Price   | Extended            |
| Existing conditions assessment - full building | 1   | LS       | \$3,456.00   | \$3,456.00          |
| Window removal                                 | 70  | units    | \$504.00     | \$35,280.00         |
| Sliding door removal - 2 panel                 | 36  | units    | \$576.00     | \$20,736.00         |
| Sliding door removal - 3 panel                 | 8   | units    | \$648.00     | \$5,184.00          |
| Rough-opening preparation                      | 114 | openings | \$252.00     | \$28,728.00         |
| New windows & sliding doors - Marvin Essential | 1   | LS       | \$236,740.07 | \$236,740.07        |
| Window installation                            | 70  | units    | \$648.00     | \$45,360.00         |
| Sliding door installation - 2 panel            | 36  | units    | \$741.00     | \$26,676.00         |
| Sliding door installation - 3 panel            | 8   | units    | \$936.00     | \$7,488.00          |
| Interior wood trim repair                      | 46  | openings | \$610.00     | \$28,060.00         |
| Interior drywall returns repair                | 68  | openings | \$535.00     | \$36,380.00         |
| Exterior trim/finish repair                    | 114 | openings | \$515.00     | \$58,710.00         |
| Telehandler/lifts/equipment                    | 1   | LS       | \$29,250.00  | \$29,250.00         |
| Protection/containment                         | 1   | LS       | \$14,820.00  | \$14,820.00         |
| Receiving/staging/materials handling           | 1   | LS       | \$5,000.00   | \$5,000.00          |
| Disposal/final cleanup                         | 1   | LS       | \$10,260.00  | \$10,260.00         |
| Project Management / General Liability         | 1   | LS       | \$11,791.00  | \$11,791.00         |
| <b>Emmons Building Base Total</b>              |     |          |              | <b>\$603,919.07</b> |

| Axtell Building                                |     |          |              |                |
|------------------------------------------------|-----|----------|--------------|----------------|
| Scope                                          | Qty | Unit     | Unit Price   | Extended       |
| Existing conditions assessment - full building | 1   | LS       | \$3,456.00   | \$3,456.00     |
| Window removal                                 | 68  | units    | \$504.00     | \$34,272.00    |
| Sliding door removal - 2 panel                 | 36  | units    | \$576.00     | \$20,736.00    |
| Sliding door removal - 3 panel                 | 8   | units    | \$648.00     | \$5,184.00     |
| Rough-opening preparation                      | 112 | openings | \$252.00     | \$28,224.00    |
| New windows & sliding doors - Marvin Essential | 1   | LS       | \$233,058.94 | \$233,058.94   |
| Window installation                            | 68  | units    | \$648.00     | \$44,064.00    |
| Sliding door installation - 2 panel            | 36  | units    | \$741.00     | \$26,676.00    |
| Sliding door installation - 3 panel            | 8   | units    | \$936.00     | \$7,488.00     |
| Interior wood trim repair                      | 45  | openings | \$610.00     | \$27,450.00    |
| Interior drywall returns repair                | 67  | openings | \$535.00     | \$35,845.00    |
| Exterior trim/finish repair                    | 112 | openings | \$515.00     | \$57,680.00    |
| Telehandler/lifts/equipment                    | 1   | LS       | \$29,250.00  | \$29,250.00    |
| Protection/containment                         | 1   | LS       | \$14,560.00  | \$14,560.00    |
| Receiving/staging/materials handling           | 1   | LS       | \$5,000.00   | \$5,000.00     |
| Disposal/final cleanup                         | 1   | LS       | \$10,080.00  | \$10,080.00    |
| Project Management / General Liability         | 1   | LS       | \$11,791.00  | \$11,791.00    |
| Axtell Building Base Total                     |     |          |              | \$594,814.94   |
| Project TOTAL                                  |     |          |              | \$1,198,734.01 |

## Estimate Notes

- Existing conditions assessment includes on site verification and documentation of window and door measurements and operation/handling to finalize the window and door order as well as confirm interior and exterior trim/finish details at each opening
- Marvin Essential is included in this pricing. Owners may choose to upgrade to Marvin Elevate with no change to labor costs
- Screens and hardware are included in window & sliding doors pricing
- Assume 60% drywall returns, 40% wood trim (interior repair), verification is required through the existing conditions assessment
- Interior wood trim repair is dependent on material cost and requirements to match existing, does not include paint and stain, and quantities are subject to change upon conducting the existing conditions assessment prior to placing the window and door order. Paint or stain is the responsibility of the owner
- Interior drywall repair is dependent on material cost and requirements to match existing, includes primer coat, does not include paint match and/or paint, and quantities are subject to change upon conducting the existing conditions assessment prior to placing the window and door order. Paint is the responsibility of the owner
- Exterior trim/finish repair is dependent on material cost and requirements of paint and stain to match existing and subject to change
- Repair of existing framing (due to uncovered existing damage during the course of construction), if required, is not included in this pricing and would be billed on a T&M basis