

**SPECIAL CALLED COUNCIL MEETING  
CBC (OLD LODGE), 696 SKY VALLEY WAY  
MONDAY 9:00 AM  
JULY 17, 2017  
CITY OF SKY VALLEY, GEORGIA**

**AGENDA**

- 1. Call to Order**
- 2. Adoption of Agenda**

**OLD BUSINESS**

- 3. Modification of pavilion bid award**
- 4. Paving priority list and special projects**
- 5. Adjournment**

# Sky Valley Pavilion Estimate

Malcom Lewis, Builder  
PO Box 255  
Mountain City, GA 30562  
706-970-1233

## 30 x 40 foot Pavilion

### Cabin Creek Timber Frames:

Drawings and Engineering	\$1,000.00
38 Eastern White Pine Timbers	\$13,050.00
Timber Frame Delivery	\$500.00
Post Bottom Brackets	\$1,800.00

### Builder Provides:

Site work	
Foundation	
21 2x4 trusses	
Plywood for roof and ceiling	
Underlayment and Shingles	
Gable sheeting and trim	
Cleanup	\$31,550.00
Crane for 2 days	\$1,600.00

Total: \$49,500.00

Painting/Staining \$4,000.00 extra

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53,500

Clarence Redden Construction  
622 O V Justus Road  
Rabun Gap, GA 30568

40 ft. x 30 ft. Open Pavilion – Sky Valley

Concrete slab to be 4" thickness with steel reinforced exterior footings

Structure to be 6" x 6" pine post 9 feet in height

Post top beam to be box framed. Beam will be rough sawn appearance

Roof trusses to be factory build 16 inches on center

Roof decking to be ½ inch zip system sheeting with seam tape

Roof shingle to be architectural composite similar to post office

Under ceiling to be ½ inch exterior plywood with strips similar to post office

Spray finish stain similar to post office color – oil base solid stain

TOTAL MATERIALS AND LABOR            \$50,000

# Timber Frame Estimate



Approved 6-5-17  
47,950  
w/o Stain

6/2/2017

Estimate for Sky Valley

Cabin Creek Timber Frames, Inc.

6624 Georgia Rd.

Franklin, NC. 28734

828-369-5899

706-746-2204

[svcitymanager@windstream.net](mailto:svcitymanager@windstream.net)

[www.cabincreektimberframes.com](http://www.cabincreektimberframes.com)

30x40 Timber Frame Pavilion , with 38 Heavy Timbers & 2x4 plated Trusses

Drawings and Engineering	\$1,000.00
38 Eastern White Pine Timbers With Install	\$13,050.00
Traditional Mortice & Tenon Joinery	Standard
Timbers Surfaced Four Sides	Standard
Timbers Sanded Before Shipping	Standard
Timber Frame Delivery	\$500.00
Post Bottom Brackets with Install	\$1,800.00
T&G 2x6 Materials and Labor (0 SqFt )	Not Included

Additional work performed by General Contractor: \$30,000.00

Grading & Site Prep ,  
Gravel & Foundation  
(21) 2x4 trusses / plated  
Roof Sheeting , Underlayment & Shingles  
Box in truss ends & finish trim  
Ceiling And trim  
Site Clean Up

Crane Expenses ( 2 Day ) \$1,600.00

Total : \$47,950.00 → 51,350

Painting of 30x40 Pavilion ( wood Only ) +/- \$3,400.00  
Electrical Lighting Allowances +/- \$5,000.00

Additional Bathroom House without hooking up +/- \$20,000.00

Total: \$76,350.00

Notes:

All Taxes are Included in Pricing.

1. Does Not Include Gutters and Down Spouts .
2. Does Not Include Staining or Painting.
3. Does Not Include Electrical or Plumbing.

Based on their observation, Colwell Construction has prioritized the roads according to their overall condition. We looked at a few roads that were not on the initial list as well.

#### Resurfacing Priority

1. Peak and Peek
2. Ridgeview
3. Moonridge
4. Thunderhead
5. Snowbird
6. Park
7. Spicewood patching
8. Sky High (at least 1<sup>st</sup> section and patch if we cannot do all)
9. Overlook (at least 1<sup>st</sup> section and dead-end spur and patch if we cannot do all)
10. Big Bear
11. Breckenridge patching

Special Projects (priority based on safety sensitive improvements first) They suggest Tar/Gravel for the gravel roads. It will cost approximately half the cost of asphalt and will work good for these particular roads. Cures hard like asphalt.

1. Spicewood intersection with Alpine widen and install drop inlet - \$3,590.00
2. Sky Valley Way – widen shoulder at creek for safe pedestrian path to park
3. Walking Bear – suggest tar/gravel – 16,753.50
4. Cobblestone – suggest tar/gravel - \$7,182.50