



1026 Park Ave · PO Box 99
Grand Lake, CO 80447
970-627-3435
www.townofgrandlake.com

To: Mayor Kudron and the Grand Lake Board of Trustees
From: John Crone, Town Manager
Re: Purchase of Two Warming Sheds
Date: September 25, 2023

Background

Headwaters Marina is operating two ice rinks in the Town this winter. We will have the ice rink on the lake by the beach and we will be bringing back the rink on the basketball court in Town Park. Both of these rinks have proven to be very popular in the past.

We do have issues with our rinks, though. One problem is access to the ice skates that the Town owns. For the last couple of years, we have kept the skates at Mush Love. The idea was that people would go into local businesses to get skates and would end up spending money. However, there have been problems with access to the skates when the business is closed.

Another issue is with the temperature. Both rinks will be lighted to allow for evening skates; however, it gets cold during the day and really cold at night. Neither rink has had a warming shed where people can shield themselves from the elements and continue skating for a longer time.

Staff believes that warming sheds would provide the solution to both of these problems and would provide for a much more enjoyable experience for our skaters.

We have researched available sheds and come up with three options for the Board's consideration. The Colorado Shed Company offers fully insulated sheds with wood interior walls. It also comes fully wired. The cost is \$18,013.48. Colorado Shed Company does have one shed ready for immediate delivery. The second shed would take four to six weeks to construct.

The Jamaica Cottage Shop shed is not finished on the interior, but for \$9,555 we could add insulation, sheathing, and electrical. This would bring the total cost to approximately \$29,251. Both sheds would need to be constructed.

The Cedarshed hut does not allow for interior finishes and is priced at \$10,629.

Recommendation

Staff recommends that the Marina purchase two of the Colorado Shed Company sheds. This is based on the fact that the shed provides all of the needed features and has one available for immediate delivery. It is also more affordable than the Jamaica Cottage Shop shed.

Proposed Motion

If the Board wishes to purchase warming huts, it may do so by adopting one of the following motions:

I move to approve the purchase of (one or two) warming huts from (company name).





PURCHASE



INVOICE # 85-14466
Order Type New - Off Lot Sale
Date 09/14/2023
Agent Larissa Hoover

Invoice from:
Colorado Shed Company
155 Shoop Dr.
Penrose, CO 81240
(719) 372-7433

Ship to:
Town of Grand Lake ...
1026 Park Avenue
Grand Lake, CO 80447
(970) 531-9594
mreed-tolonen@taglco.com

Dealer:
Penrose
155 Shoop Dr.
Penrose, CO 81240
(719) 372-7433

Description	Quantity	Total
Outpost 14 x 14 Serial Number OP-1414-033023-007706 Siding: Duratemp - Painted - Buckskin, Trim: Duratemp - Painted - Buckskin, Roof: Metal - Black	1	\$16,603.48
12"x60" White Insulated Transom Window (No Grids)	2	Included
24x36 White Insulated Window (No Grids)	2	Included
Basic Interior Finish	1	Included
High Rib Roof Metal	1	Included
Painted Duratemp Siding	1	Included
Surface Mount Electrical	1	Included
Window and Door Trim Painted Black	1	Included

Colorado Shed Company and its agents are NOT responsible for permits, setbacks, restrictions, or covenants. PLEASE contact your local codes department or Homeowners Association. It is up to the customer to decide whether ground conditions are suitable for delivery. Colorado Shed Company is NOT responsible for yard or driveway damage. First 50 miles Free Delivery from the lot, thereafter \$5.00 per mile one way Free delivery and setup includes ONE TRIP, additional trips will incur CHARGES to the customer. Pilot cars may be needed per state wide load restrictions and the pilot car fees are not included in the free delivery. Unless stated otherwise, this order does not include ground anchors. First 50 miles Free Delivery From Lot Thereafter \$5.00 Per Mile.

Sheds sold with unfinished wood exteriors (unstained) will have no warranty if not stained within 30 days of delivery. Proof of stain purchase required.

Sheds are not designed to be used for living structures and may not meet living space code in all counties. Conversion of a shed into a living structure may void the warranty.

This price good for 14 days from date of quote. I, the customer, have read the disclosure, Terms And Conditions Of Sale, and fully accept the terms provided therein.

Subtotal	\$16,603.48
Taxes	\$0.00
(4) Duckbill Dirt Anchors Installed	\$180.00
Delivery	\$1,230.00
Total	\$18,013.48

Amount Due Today **\$5,404.04**

Remaining Balance **\$12,609.44**

Sign

Date



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SPECIAL OFFER

Sale Price — \$19,696

The Pond House is a picturesque cottage that adds charm to any property. Its design is as versatile as it is lovable. It makes a perfect vacation rental, yoga studio, guest house, garden shed, or pool house. For a more personal touch, add a porch railing, asphalt shingles, or a cedar sunburst entry.



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SIZE

12x24

PACKAGE

Complete Shell

The complete shell package boasts the full, weather tight, un-insulated envelope of this design.

Depending on the floor plan and design, Complete Shell Packages frequently include doors and windows. Options for upgrading these features may be available in the configurator below.

Each design has a default set of specifications. You can configure your project to your needs below!

FORMAT



Fully Assembled Buildings

Fully assembled prefabricated sheds and cottage buildings delivered exclusively to the northeast USA. If you don't see the floor plan you're looking for give us a call! Fully assembled projects are largely customizable and we'd be happy to work with you to meet your design needs.

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CALL

(tel:18022973760)

SPECIFICATIONS

CUSTOMIZE

ORDER

↓
(https://docs.jamaicacottageshop.com/POND-12X24-FA_SPECSHEET.pdf)
download spec sheet

- ✓ **Building Footprint:**
288 (sqft)
- ✓ **Recommended Foundation:**
8–10" Crushed Gravel
- ✎ **Overall Dimension:**
13'2"W x 21'8"L x 10'6"H

FLOORPLAN, DOORS & WINDOWS

The floorplan(s) in the configurator below show the rough openings included and which doors and/or windows fit.

To add doors/windows not listed, additional lumber and modifications may be required.

Special Features:

(1) Wood Louvered Vent

FLOOR SYSTEM

Base:

(2) 6x6x24' Skids (Option for No Floor—Sub Treated Sills)

Floor Joists:

2x6" rough sawn Hemlock Joists 24" On Center (Option to Upgrade)

Floor Weight Rating:

25 lbs/sqft. (Option to Upgrade)

Floor Decking:

¾" CDX Plywood Floor Decking, 1" rough sawn Hemlock Porch Decking (Options to Upgrade)

WALLS

Wall Framing:

4x4" Hemlock Post and Beam Wall Framing

Wall Height:

82"

SIDING

Siding Material:

1" rough sawn Pine Board & Batten (Options Available)

Trim:

1" rough sawn Pine Corner, Door & Window Trim & 2" rough sawn Pine Fascia & Shadow Trim

PORCH

Porch Size:

48

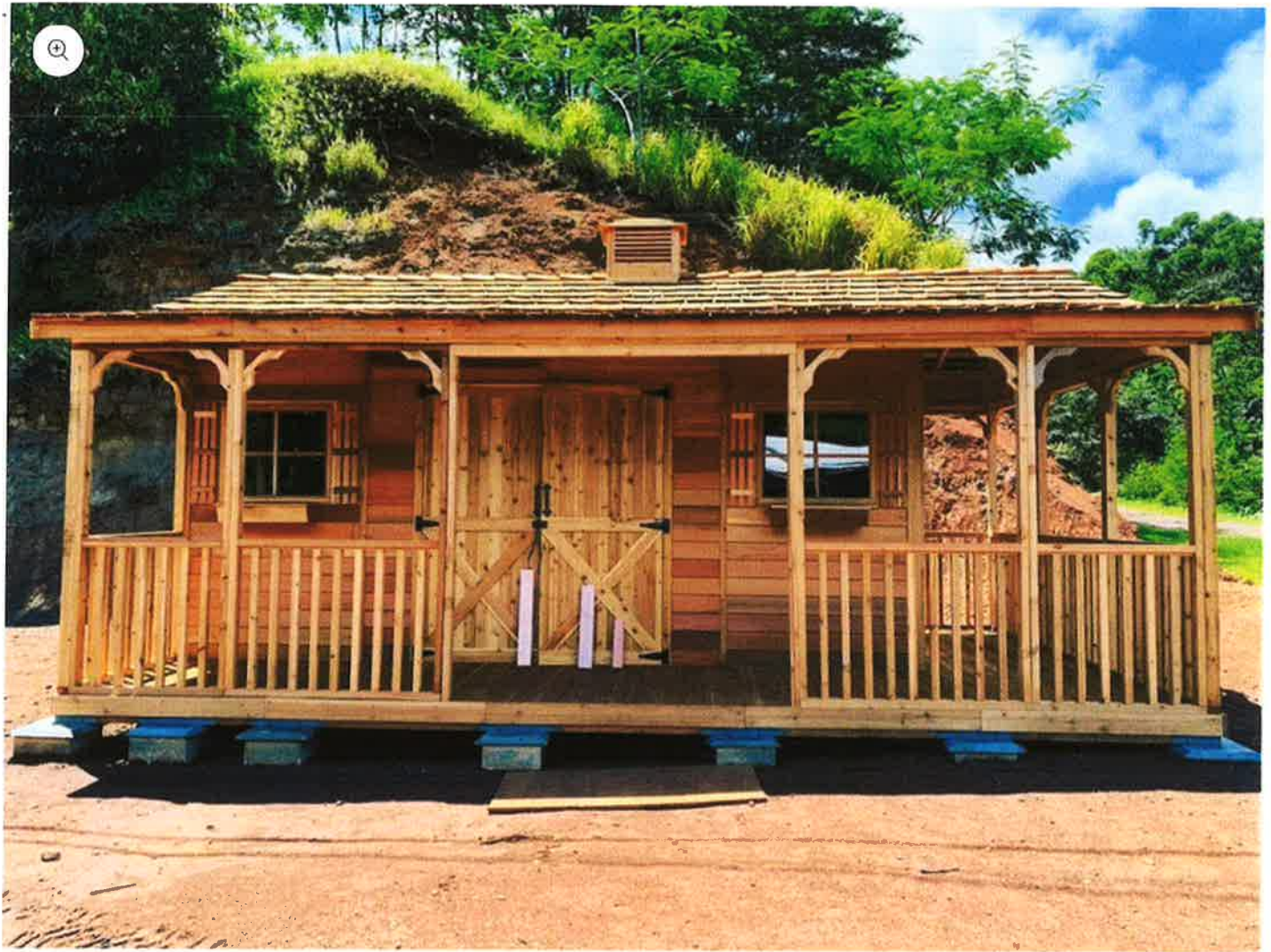
ROOF

Roof Style:

Gable

Roof Pitch:

4/12



NaN/-Infinity >

CEDARSHED

Modern Farmhouse Shed Kits

\$10,629.00 USD

Prices & Ordering

Farmhouse with Cedar Roof - 16'x16'

Quantity

- 1 +

Add to cart

Buy with

[More payment options](#)

Makes a great outdoor guest bedroom shed! The **Cedarshed Farmhouse** kit makes a terrific garden cottage or extra outdoor bedroom. Use it for a craft shed or backyard art studio. 7 ft high walls standard in the kit provides more overhead storage. The gable porch is an ideal spot for a couple of chairs and a small patio table. The uses are endless! **Free Shipping, Always!**

OSB Roof Option: Available with pre-framed roof panels with OSB sheathing on top. Install your choice of shingles or metal roofing.

Farmhouse Style Kit Features:

- Available in 4 sizes: 16'x12', 16'x14', 20'x12', 20'x14'
- 100% Western Red Cedar exterior finishing
- 7ft High pre-built wall panels
- Includes a 5 foot wide Double door
- Pre-shingled roof panels for cedar shingle model only
- 4' deep Ridge Porch
- Porch is 6ft high with 33" handrails
- Plywood floor with 2x4 cedar floor joist
- 2 Fixed windows
- Includes decorative shutters & planter boxes
- No cutting required
- All the required assembly hardware Included

Customize Your DIY Plans & Designs!

- Save \$200 or more on options - [View all](#)

Manuals:

[FH1612](#) | [FH1614](#) | [FH2014](#)

Essential Information:

[Product Sheet](#)

[Standard Instruction Manual](#)

[Specifications Sheet](#)