

**RECONSIDERATION OF RESOLUTION 83-2023
6 CABINS AND LONG HOUSE, MARCH 28TH 2024**







Elephant Rock Eco Spa

40 m

2024 FLOODPLAIN

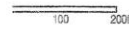
provided by Pikes Peak Reginal Building Department



KEITH CURTIS, PE,
LEED® AP, CFM
Floodplain Administrator

2880 International Circle
Colorado Springs, Colorado 80910
www.pprbd.org

TEL 719-327-2898
keith@pprbd.org



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PROFESSIONAL ENGINEER CONCLUSION AND RECOMMENDATION

LONG HOUSE and CABINS

“There are no signs that the roof of these structures had failed. The walls of the cabins and long house appear relatively plumb (straight).”

DARRELL YEE PE

Page Two

The floor of the cabins consists of a concrete slab on grade (Photograph No. 4). Some minor cracking was observed in some of the slabs of the cabins.

Long House

The roof framing of the Long House consists of handcrafted wood roof trusses (Photograph No. 5). The exterior walls of the Long House consists of 2 x 4 studs (Photograph No. 6).

A hole was dug in the ground alongside the foundation at the Long House for observation. The foundation consists of concrete, and extends 24 inches into the ground.

The Contractor was able to gain access to the crawl space area (area below the main floor), and discovered that the floor joists consist of 2 x 8 wood members, spaced 24 inches center to center, and span approximately 18 feet. The floor joists are supported by wood beam, and the foundation walls.

Conclusions and Recommendation

Based on what could be observed, there are no signs of major movement/settlement in the foundations of the cabins and Long House. There are no signs that the roofs of these structures had failed. The walls of the cabins and Long House appear relatively plumb (straight).

Several of the roofs of the cabins and Long House may require some repairs/modifications if these buildings are to be occupied. Further investigation and analysis will determine that. Depending upon the use of the Long House, the main floor framing may require additional framing members and footings in the crawl space area. Please understand that because these structures were built over 100 years ago, they do not comply with local building codes.

If you have any questions regarding these issues, please do not hesitate in calling me at (719) 495-7515.

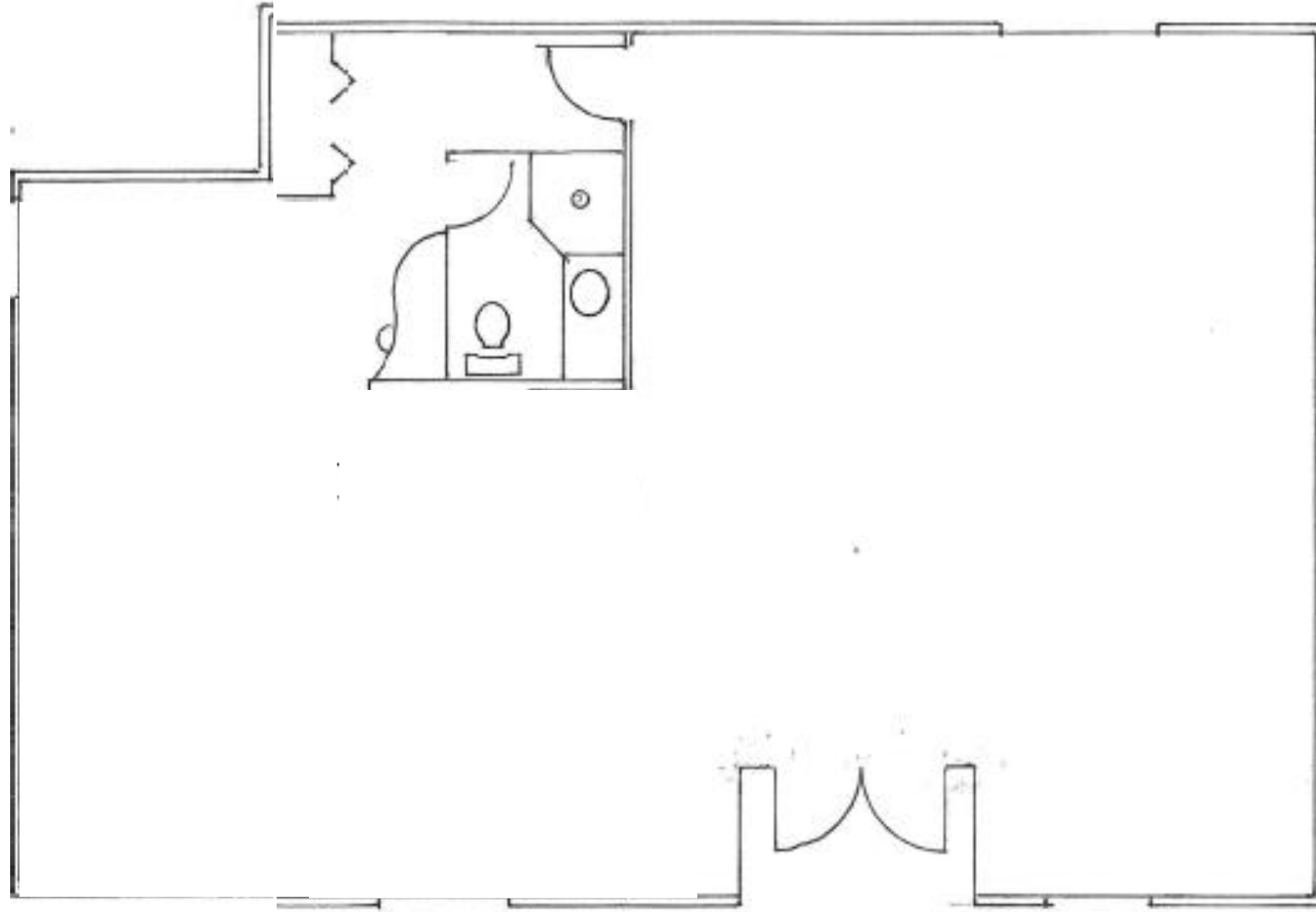
Sincerely,



Darrell Yee, PE
Yee Consulting Engineering, Inc

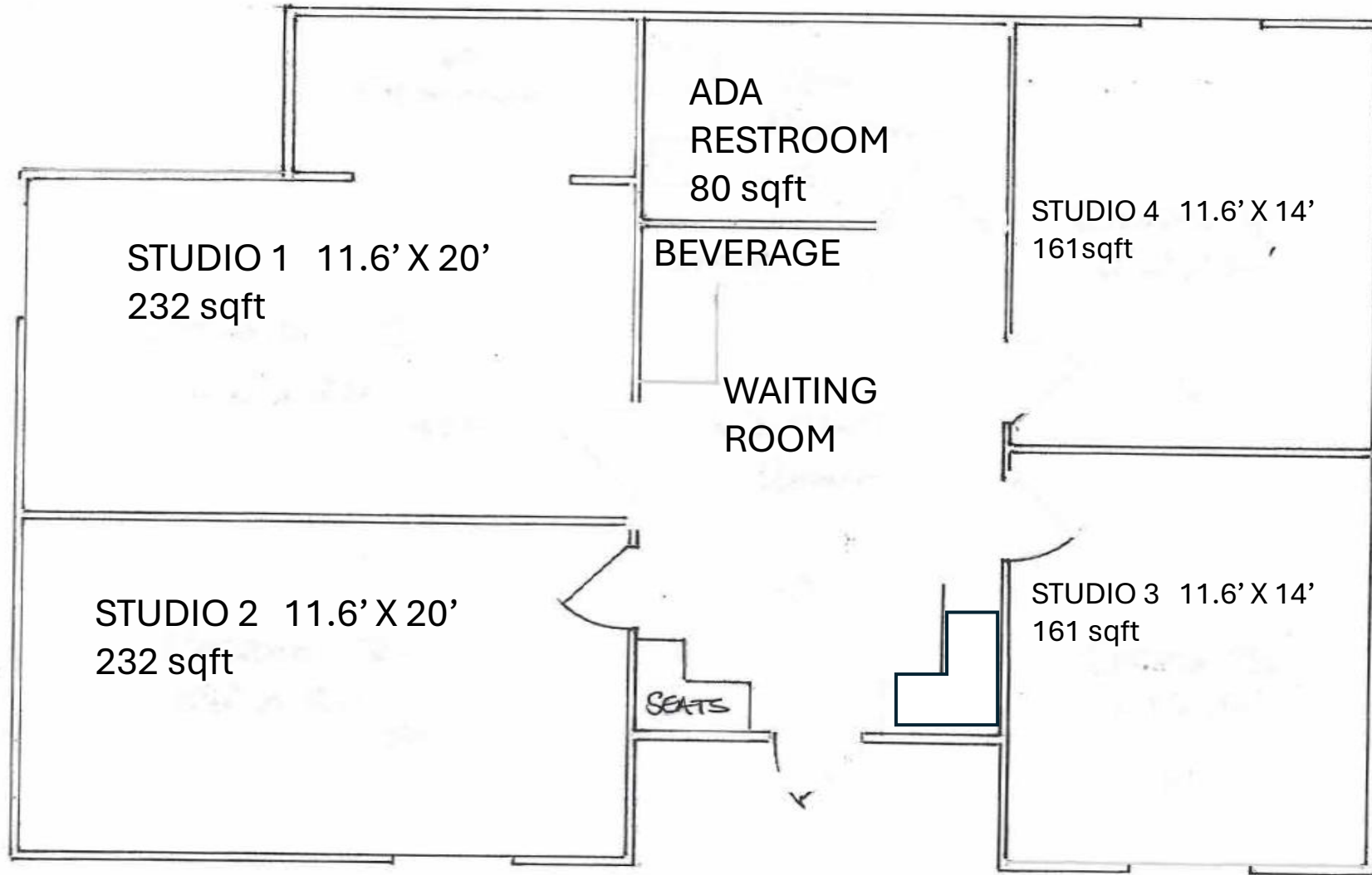


MULTIPLE USE CABIN TEMPLATE RESTORATION TO SUIT



PROPOSED ROOM LAY-OUT

STUDIO SPACE COMMON AREA



860 sqft +/- Studio Spaces

300 sqft Waiting Room

INSURANCE FOR 7 CABINS CAN BE ADDED TO ECOSPA LLC POLICY.

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Re: Policy#: ATR/MC/671477 - EcoSpa LLC

VIOLET KASA <vkasa8485@msn.com>

Wed 3/13/2024 10:42 AM

To: Yolanda Magana <yolanda.magana@iscmga.com>

Cc: Richard Willan <popswillan@msn.com>

Thank you Yolanda; YES - please cover the additional 7 cabins under the 'total building limit' of \$900,000 - and email us this endorsement pdf. file along with the Invoice for the additional premium.

Secondly, please email us the assigned inspectors full name, cell phone, and email - for easier communication and scheduling the inspection.

Kind regards, Violet

Violet Kasa

PO Box 652

Westfield Center, OH 44251-0652

Mobile/Text: 719-231-7138

Email: [[http://vkasa8485@msn.com](mailto:vkasa8485@msn.com)]

From: Yolanda Magana <yolanda.magana@iscmga.com>

Sent: Wednesday, March 13, 2024 11:28 AM

To: VIOLET KASA <vkasa8485@msn.com>

Cc: Richard Willan <popswillan@msn.com>

Subject: RE: Policy#: ATR/MC/671477 - EcoSpa LLC



COMMERCIAL INSURANCE APPLICATION

APPLICANT INFORMATION SECTION

 DATE (MM/DD/YYYY)
 03/21/2024
 141620002

AGENCY Violet Kasa Insurance Agency Inc PO Box 652 Westfield Center OH 44251	CARRIER NAIC CODE COMPANY POLICY OR PROGRAM NAME PROGRAM CODE POLICY NUMBER
CONTACT NAME: Violet Kasa PHONE (A/C, No, Ext): 719-231-7138 FAX (A/C, No): E-MAIL ADDRESS: vkasa8485@msn.com CODE: SUBCODE:	UNDERWRITER UNDERWRITER OFFICE STATUS OF TRANSACTION <input checked="" type="checkbox"/> QUOTE <input type="checkbox"/> ISSUE POLICY <input type="checkbox"/> RENEW BOUND (Give Date and/or Attach Copy): CHANGE DATE TIME <input type="checkbox"/> AM <input type="checkbox"/> PM CANCEL
AGENCY CUSTOMER ID:	

SECTIONS ATTACHED

INDICATE SECTIONS ATTACHED	PREMIUM	PREMIUM	PREMIUM	PREMIUM
<input type="checkbox"/> ACCOUNTS RECEIVABLE / VALUABLE PAPERS	\$	ELECTRONIC DATA PROC	\$	TRANSPORTATION / MOTOR TRUCK CARGO
<input type="checkbox"/> BOILER & MACHINERY	\$	EQUIPMENT FLOATER	\$	TRUCKERS / MOTOR CARRIER
<input type="checkbox"/> BUSINESS AUTO	\$	GARAGE AND DEALERS	\$	UMBRELLA
<input type="checkbox"/> BUSINESS OWNERS	\$	GLASS AND SIGN	\$	YACHT
<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	\$	INSTALLATION / BUILDERS RISK	\$	
<input type="checkbox"/> CRIME / MISCELLANEOUS CRIME	\$	OPEN CARGO	\$	
<input type="checkbox"/> DEALERS	\$	<input checked="" type="checkbox"/> PROPERTY	\$	

ATTACHMENTS

ADDITIONAL INTEREST	PREMIUM PAYMENT SUPPLEMENT		
ADDITIONAL PREMISES	PROFESSIONAL LIABILITY SUPPLEMENT		
APARTMENT BUILDING SUPPLEMENT	RESTAURANT / TAVERN SUPPLEMENT		
CONDO ASSN BYLAWS (for D&O Coverage only)	STATEMENT / SCHEDULE OF VALUES		
CONTRACTORS SUPPLEMENT	STATE SUPPLEMENT (if applicable)		
COVERAGES SCHEDULE	<input checked="" type="checkbox"/> VACANT BUILDING SUPPLEMENT		
DRIVER INFORMATION SCHEDULE	VEHICLE SCHEDULE		
INTERNATIONAL LIABILITY EXPOSURE SUPPLEMENT			
INTERNATIONAL PROPERTY EXPOSURE SUPPLEMENT			
LOSS SUMMARY			

POLICY INFORMATION

PROPOSED EFF DATE 03/21/2024	PROPOSED EXP DATE 03/21/2024	BILLING PLAN DIRECT <input checked="" type="checkbox"/> AGENCY	PAYMENT PLAN	METHOD OF PAYMENT	AUDIT	DEPOSIT \$	MINIMUM PREMIUM \$	POLICY PREMIUM \$
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APPLICANT INFORMATION

NAME (First Named Insured) AND MAILING ADDRESS (including ZIP+4) EcoSpa LLC PO Box 216 Palmer Lake CO 80133	GL CODE SIC NAICS FEIN OR SOC SEC # BUSINESS PHONE #: 719-648-1419 WEBSITE ADDRESS
<input type="checkbox"/> CORPORATION <input checked="" type="checkbox"/> INDIVIDUAL	<input type="checkbox"/> JOINT VENTURE <input checked="" type="checkbox"/> LLC NO. OF MEMBERS AND MANAGERS: _____ <input type="checkbox"/> NOT FOR PROFIT ORG <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> SUBCHAPTER "S" CORPORATION <input type="checkbox"/> TRUST
NAME (Other Named Insured) AND MAILING ADDRESS (including ZIP+4)	GL CODE SIC NAICS FEIN OR SOC SEC # BUSINESS PHONE #: WEBSITE ADDRESS
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CURRENT VALUE

RENOVATED VALUE

Current Value

Renovated Value

6 Cabins @ 1,000 sq. ft.
\$100.00 sq. ft. = \$600,000

6 x \$250.00 sq .ft. = \$1,500,000

Long house x 1,350 sq .ft.
@ \$100.00 SQ.FT. =\$135,000

\$250,000 sq. ft. = \$350,000

Renovation costs met by EcoSpa LLC., "Adopt a cabin" participants, individual compatible businesses, or the Historical Preservation Society.

Projected 1-3 year program

- Spring of 2024board up all openings in cabins and long house.
- Summer of 2024begin renovation of two cabins.
- Spring of 2025begin renovation of long house.
- Summer of 2025.....begin renovation of remaining four cabins.

Projected Annual Revenue for the T.P.L.

2 x professional cabins @ \$3,000 per month x 12	=	\$ 36,000.
4 x "event related" cabins @ \$24,000 X 6	=	144,000
	Total =	180,000
Overheads including Management, Marketing, Insurance, Utilities, and Maintenance companies	-	100,000
Net profit		\$ 60,000

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Tri-Lakes Collaborative Counseling

244 Washington St, Monument, CO 80132

"for health and healing"

Tri-Lakes Collaborative Counseling is a group of psychotherapists currently practicing together in Monument. Given the opportunity, we would all love to practice together at the Elephant Rock Property. We would welcome a time to present our ideas for integrating our practices into the ventures that are already being proposed.

1. We would like to look into the feasibility of renovating one of the existing cabins into psychotherapy offices. The size and structure is sufficient to accommodate 3 offices, a waiting room, bathroom and break room. We have enough clinicians to begin utilizing this space as soon as it can be completed. Three of us are long time Palmer Lake residents.
2. Our psychotherapy practices could integrate beautifully with the health and wellness activities being developed currently. For example, we already encourage wellness practices such as time in nature, yoga, massage, etc. The accessibility of the services at the spa or on the trails would encourage our clients to regularly engage in these wellness promoting opportunities.
3. Rates for office space in the area vary a bit, so these calculations are using a higher end rate of \$23/square foot. Let's estimate that a cabin is 850 square feet. The annual rental of this space would be \$19,550 - there may be some provisions for utility cost share, but that should be fairly minimal. So if the renovations cost around \$70,000, it would take about 3.5 years to pay them off and the property would then be income generating.
4. I believe there has been some talk about non-profits assisting with the renovations, which we would be interested in knowing more about and if we can help facilitate the process.
5. Our practice is interested in therapeutic retreats, in which clients would engage in longer counseling sessions, then participate in other wellness activities such as soaking, yoga, hiking, massage, art, etc... If other cabins are renovated for lodging, then our clients may choose to stay on site - utilizing cabins during the week, which may generally only be used on weekends for events.

Rebecca Albright, MSW, LCSW
Eric Burton, PhD, LPC, LAC, NCC
Gwen Simbeck, LPC
Amber Newberry, MSW

www.tlcforfamilies.com

P. 6b.



Tax ID: 84-1233281

Desar Palmer Lake Board of Trustees,

Since 1992, the Smokebrush Foundation for the Arts has produced and presented innovative arts experiences that foster curiosity and collaboration. Providing creative leadership and inspiring positive changes in the Southern Colorado community and beyond.

Smokebrush has happily worked with Lindsay and Richard Willans for years and when we heard about this project they are working on, we knew we wanted to be a part of it! As an art-based organization we would like to utilize the cabins at the Elephant Rock property to host workshops, retreats, and cultural events that will complement those held at the EcoSpa Experience.

We are prepared to cover the cost of renovating at least one cabin, in return for the occasional use of those that may be included in an "adopt-a-cabin" pool, or on a rental basis, after the initial renovation investment amount is used up. We also fully understand that the cabins are not and will not be for purchase, but still would love the opportunity to use them for our special events.

We greatly appreciate your consideration and see this space being filled with so many wonderful events for the Palmer Lake community to enjoy!

Thank you,

Kat Tudor and **Adriana Jones Rincon**
Creative Director **General Manager**