

9/20/2018

TO: Routt County Regional Building Department

From: Duckels Construction Inc.  
Ken Fones 970-761-0800/ kenfones@gmail.com

Re: Torian Plum pool/hot tubs  
1855 Ski time square  
Steamboat Springs Co.  
Permit TB-18-662 Response to plan review letter dated 09/18/2018

Please find the responses to the plan review comments as well as supporting documents. Duckels has submitted the required application to the county health department on the morning of 9/20/18. Once again thanks for your cooperation with this permit application!

1. Duckels understands the review process.
2. Page 7 of the submitted plans has all of the relevant calculations requested.
3. There is a back flow preventer currently in both of the mechanical rooms as well as a RP on the entire Torian Plum plaza facility being installed by the end of the year per conditions from Mount Warner Water district. (Photos of the existing back flow preventers enclosed as well as the letter from mount MWW and Western States fire protection proposal for the installation of the RP )
4. Find the enclosed literature from Spectrum Aquatics for the hot tub covers that will be provided.
5. Enclosed is a revised plan from MEP engineering Labeled M3.1 from the boiler room plans (permit #B-18-184 copy enclosed) that shows the calculations and size and location of the vent to be installed in red.

Duckels is aware of the additional requirements based on the State of Colorado Swimming Pool and Mineral Bath Regulations.

Ken Fones

# 3

Josh Miller

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**From:** Frank Alfone <falfone@mwwater.com>  
**Sent:** Thursday, July 26, 2018 12:52 PM  
**To:** Josh Miller  
**Cc:** Nate Johnson  
**Subject:** Torian Plum Meter Room Items

Josh,

Good afternoon. I hope you are settled in a bit and things are off to a good start at Torian!

As you probably know, several deficiencies have been identified regarding cross-connection control in both the Plaza and Creekside Buildings (in the mechanical rooms that house the main water service lines for both domestic potable water and fire prevention water) at Torian Plum. I just spoke to Jesse at Western States Fire Protection. And, previous to the conservation with Jesse today and before Resort Lodging Co. took over managing Torian, Nate (MWW Operations Manager) and I met on site with Alex Tipton and Ken Fones.

Jesse informed me that he submitted a proposal to Torian to remedy the deficiencies and was going to give you a call to discuss next steps.

All of these items on the proposal must be completed per Mt. Werner Water Rules and Reg's and Section 11.39(3) of The Colorado Department of Public Health and Environment Primary Drinking Water Regulations – see section below.

"The supplier must survey all non-single-family-residential connections to the public water system to determine if the connection is a cross connection unless the supplier controls that connection with the most protective backflow prevention assembly or backflow prevention method. The supplier must survey all connections within the supplier's waterworks to determine if the connection is a cross connection.

(i) If the supplier identifies a cross connection during a survey, the supplier must determine the type of backflow prevention assembly or backflow prevention method to control the cross connection.

(ii) If the supplier becomes aware of a single-family-residential connection to the public water system that is a cross connection, the supplier must determine the type of backflow prevention assembly or backflow prevention method to control the cross connection."

When you have a moment, please give me a call to discuss this matter and/or I would be happy to meet you on site to look at the issues.

I look forward to hearing back from you.

Regards,



Frank Alfone  
General Manager  
Mt. Werner Water and Sanitation District  
3310 Clearwater Trail  
PO Box 880339  
Steamboat Springs, CO 80488-0339  
[falfone@mwwater.com](mailto:falfone@mwwater.com)  
[www.mwwater.com](http://www.mwwater.com)  
(970) 879-2424

#3



## Western States Fire Protection Co.

1717 Heath Parkway  
Fort Collins, CO 80524  
Ph.: 970-472-5205

FAX: 970-416-8886

*Protecting Lives and Property*

[gary.cantwell@wsfp.us](mailto:gary.cantwell@wsfp.us)

### SERVICE PROPOSAL

PROPOSAL SUBMITTED TO:	Martin and Martin	PHONE:	720-544-5394	DATE:	June 15, 2018
STREET ADDRESS:		Cell NUMBER:	720-589-4667	DATE OF PLANS:	N/A
CITY, STATE, ZIP CODE:	Steamboat Springs, CO	JOB NAME:	Torium Plum Backflow Preventer Install	ARCHITECT:	N/A
TO THE ATTENTION OF:	Alex Tipton	JOB LOCATION:	Steamboat Springs	SALES PERSON:	Gary W. Cantwell

### SCOPE OF WORK INCLUDED IN THIS PROPOSAL

Install one new backflow preventer on the fire main and one new backflow preventer on the domestic main.

ALL WORK TO BE DONE DURING NORMAL WORKING HOURS MONDAY THROUGH FRIDAY

**INCLUSIONS:** Labor, Permit and Materials

**EXCLUSIONS:** Off or overtime labor, Patching or Painting of existing or new surfaces. Alarms or Alarm Wiring. Bond.

**FOURTEEN THOUSAND FIVE HUNDRED SIXTY AND NO/00 DOLLARS**

**\$14,560**

NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY WESTERN STATES FIRE PROTECTION COMPANY IF NOT ACCEPTED WITHIN 15 DAYS OF THE PROPOSAL DATE.

PAYMENT IS TO BE MADE MONTHLY AS THE WORK PROGRESSES TO THE VALUE OF 100 PERCENT OF ALL WORK COMPLETE AND MATERIAL ON JOB SITE. THE ENTIRE AMOUNT OF CONTRACT TO BE PAID WITHIN 30 DAYS AFTER COMPLETION OF THE WORK.

### LIMITATION OF WESTERN STATES FIRE PROTECTION COMPANY LIABILITY

CLIENT ACKNOWLEDGES THAT WESTERN STATES FIRE PROTECTION COMPANY IS NOT AN INSURER AND THAT THE PAYMENTS MADE TO WESTERN STATES FIRE PROTECTION COMPANY BY CLIENT ON THIS PROJECT ARE BASED UPON THE VALUE OF THE SYSTEM AND/OR SERVICES PROVIDED AND ARE UNRELATED TO THE VALUE OF CLIENT'S PROPERTY OR BUSINESS. IN RECOGNITION OF THE RELATIVE RISKS AND BENEFITS TO THE CLIENT AND TO WESTERN STATES FIRE PROTECTION COMPANY RESULTING FROM THE WORK TO BE PERFORMED BY WESTERN STATES FIRE PROTECTION COMPANY, THE RISKS HAVE BEEN ALLOCATED SUCH THAT THE CLIENT, AS WELL AS THE CLIENT'S ASSIGNS, AGENTS, AND REPRESENTATIVES, AGREE, TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF WESTERN STATES FIRE PROTECTION COMPANY, ITS OFFICERS, DIRECTORS, EMPLOYEES AND WESTERN STATES FIRE PROTECTION COMPANY'S PARENT, SUBSIDIARIES, AFFILIATES, CONSULTANTS, SUBCONTRACTORS, VENDORS, TO A MAXIMUM OF \$10,000 OR THE AMOUNT OF THE CONTRACT/PRICE OF WORK TO BE PERFORMED, WHICHEVER IS LESS, AND CLIENT DOES HEREBY RELEASE WESTERN STATES FIRE PROTECTION COMPANY FROM ANY CLAIMS IN EXCESS OF SAID LIMIT.

THIS LIMITATION OF LIABILITY SHALL APPLY TO ALL JUDGMENTS, CLAIMS, LIABILITY, COSTS, CLAIM EXPENSES, AND ALL OTHER DAMAGES OR LOSSES OF ANY NATURE SUSTAINED BY CLIENT, CONTRACTOR OR SUBCONTRACTORS, OR ANY OTHER PARTY CLAIMING BY OR THROUGH THEM.

THIS LIMITATION OF LIABILITY SHALL BE ENFORCEABLE, 1.) REGARDLESS OF THE AMOUNT OF ANY ACTUAL DAMAGES SUSTAINED, IF ANY, AS A RESULT OF THIS WORK; AND, 2.) EVEN IF THE LOSS OR DAMAGE IN ISSUE IS CAUSED OR ALLEGED TO BE CAUSED BY THE NEGLIGENCE, BREACH OF WARRANTY, DEFECTIVE PRODUCTS, VIOLATIONS OF THE DECEPTIVE TRADE PRACTICES ACT, OR OTHER FAULT OF WESTERN STATES FIRE PROTECTION COMPANY OR WESTERN STATES FIRE PROTECTION COMPANY'S PARENT, SUBSIDIARIES, AFFILIATES, CONSULTANTS, SUBCONTRACTORS, VENDORS, OR THEIR RESPECTIVE EMPLOYEES, AGENTS OR REPRESENTATIVES. SHOULD CLIENT DESIRE A DIFFERENT LIMITATION OF LIABILITY, SUCH IS AVAILABLE AS AN ADDITIONAL SERVICE AT AN ADDITIONAL COST. IF PAYMENT FOR WORK PROVIDED IN THIS AGREEMENT IS NOT PAID WHEN DUE, CLIENT AGREES TO PAY ALL COSTS OF COLLECTION INCLUDING ATTORNEYS FEES AS WELL AS INTEREST COMPUTED AT THE HIGHEST RATE ALLOWABLE BY APPLICABLE STATE LAW.

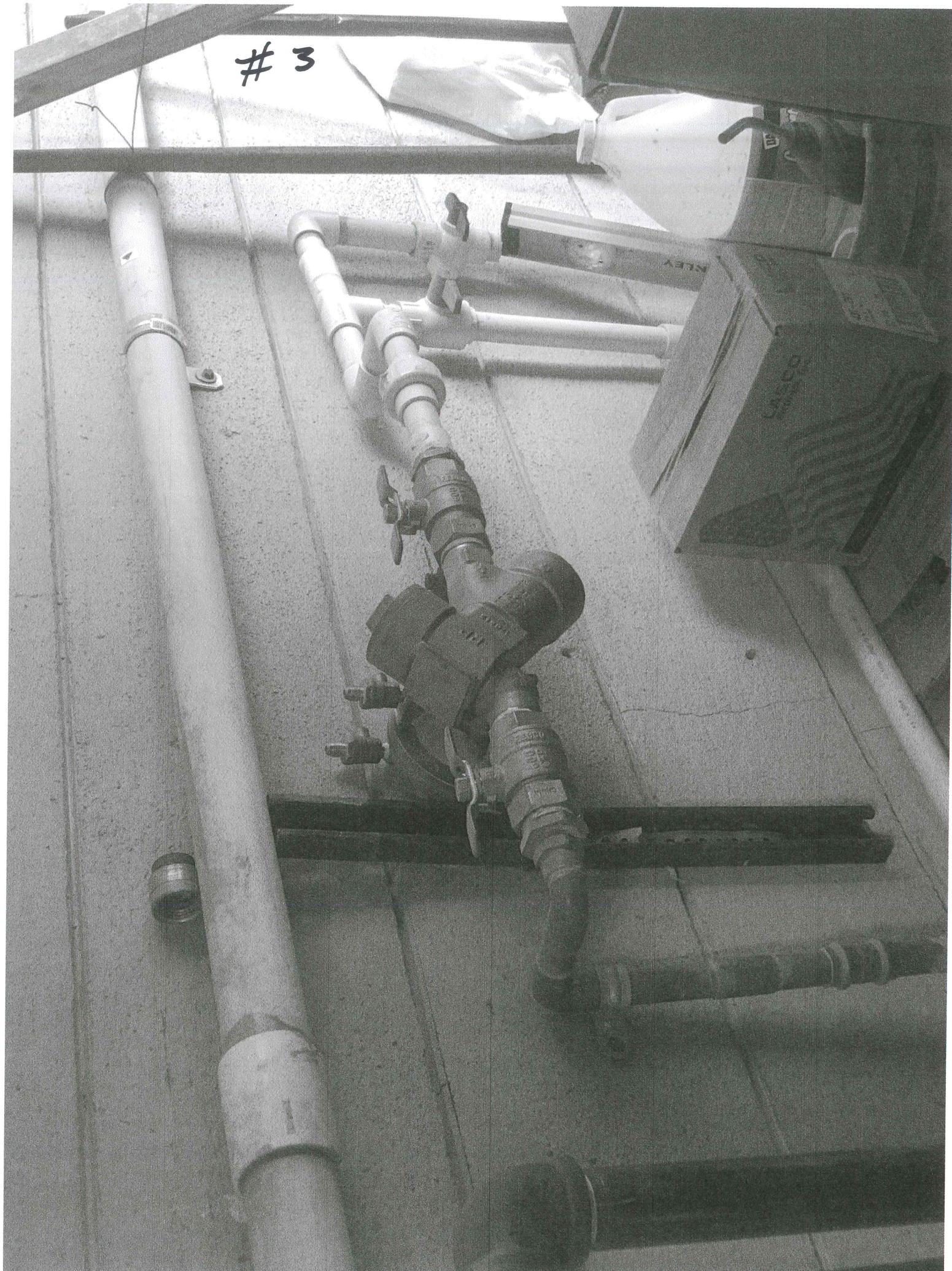
### ACCEPTANCE OF CONTRACT/PROPOSAL

THE ABOVE PRICES SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

By \_\_\_\_\_ Date \_\_\_\_\_  
General Contractor or Owner Representative

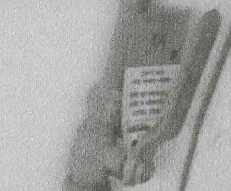
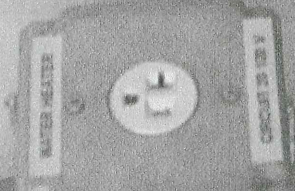
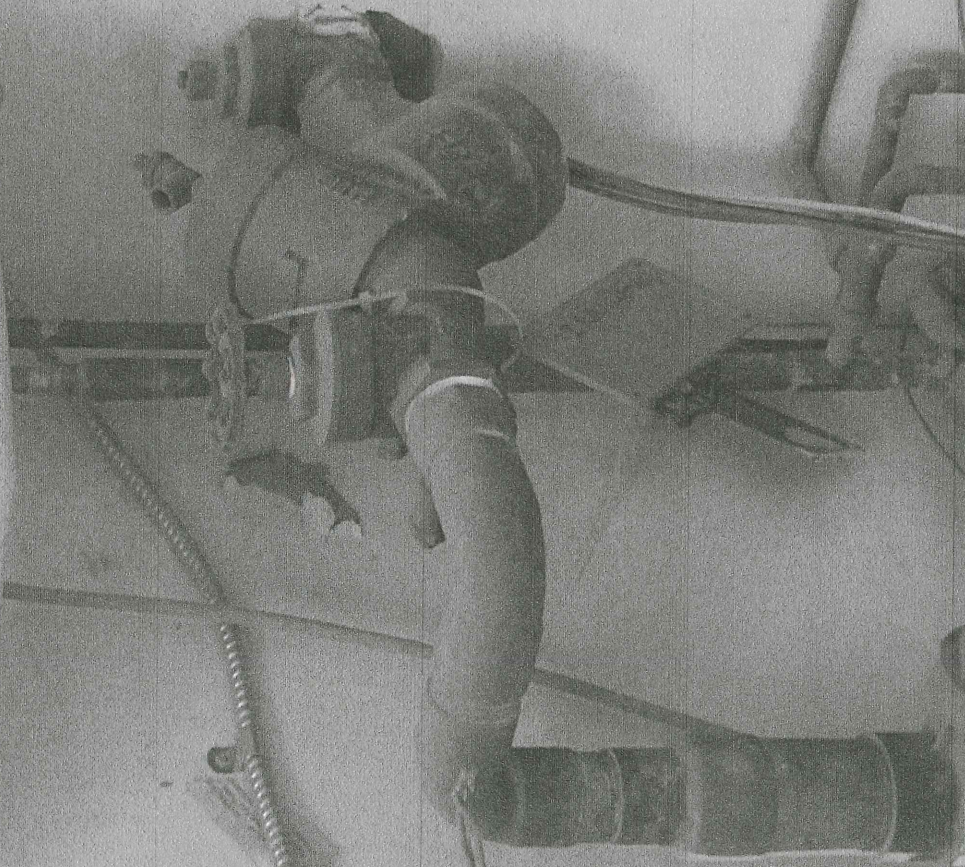
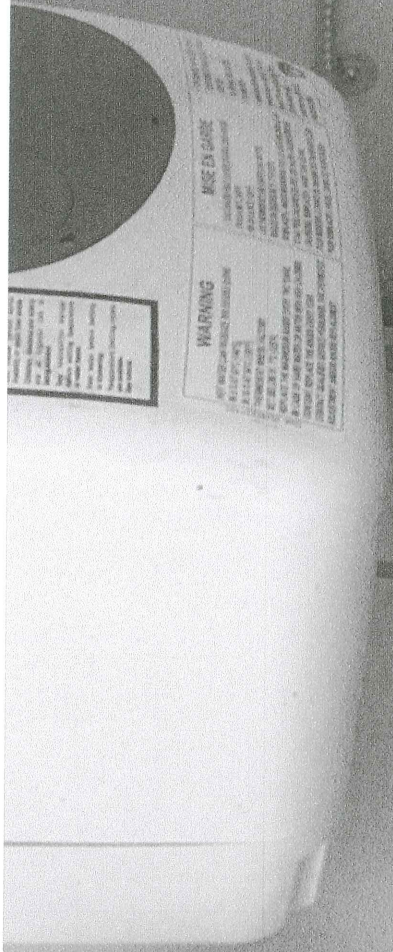
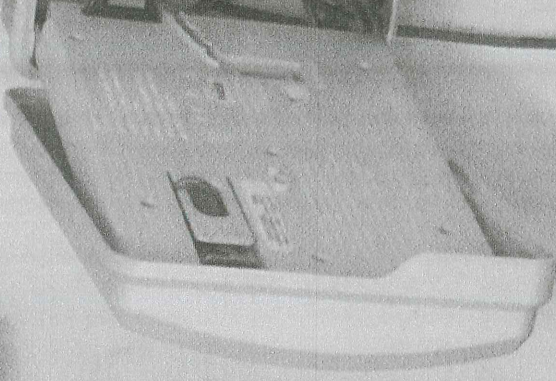
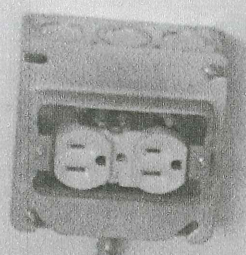


# 3





#3  
WEAR RUBBER HAND





# #4/ Energy Saving Pool & Spa Blankets



THE  
ENERGY SAVINGS  
FROM A THERMAL  
BLANKET CAN  
PAY FOR ITSELF  
IN 12 MONTHS

**SPECTRUM**  
Aquatics

A PLAYCORE Company



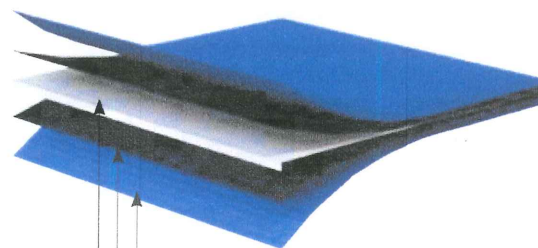
# Pool & Spa Blanket Features

## Thermal-King® Pool Covers

Quality, Performance, Strength, Longevity

- Superior strength edging – made with PVC coated tarpaulin
- Advanced performance – 100% stabilized polyester woven 20 x 20 count denier
- Longer life – coated and UV stabilized on both sides for maximum protection
- Extruded black vinyl
- Drain holes punched every 3 feet with weighted edge
- Edging does not chalk or flake
- Flow holes help covers hold in windy environments
- Easy to deploy and retrieve
- Blankets are reversible
- Available in standard and custom sizes
- 305 Stainless steel grommets for maximum corrosion resistance
- UV inhibited loop tie handles
- 5/16" heavy-duty synthetic fiber rope
- Panels come complete with heavy-duty loop ties for attaching the panels to a storage reel system

**47129.....Pool Blanket**  
**208200.....Loop Ties**  
**50021.....18" Lead Strap**



- 3.0 Mils LDPE, UV protected coating
- Woven 12 x 12 count per inch, UV high density polyethylene
- EVA enhanced insulating polyethylene foam, Volara 1/8"

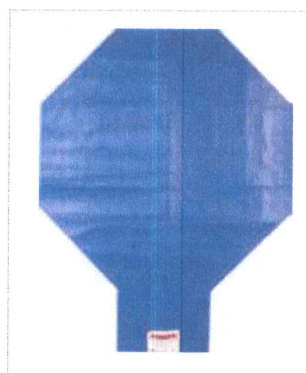


## Spa Covers

Quality, Performance, Strength, Longevity

Spa covers are identical in every way to the pool cover benefits listed above except for the edging, as spa covers come unedged. Using household scissors you can cut them to fit your spa's custom configuration.

**500019.....Spa Sheet 10' x 10'**  
**500020.....Spa Sheet 15' x 15'**  
**47129S.....Custom Edged Spa Blanket**



**INDUSTRY LEADING 6-YEAR WARRANTY AVAILABLE**



# Pool & Spa Blanket Benefits

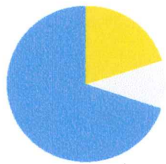
## SWIMMING POOL COVERS REDUCE ENERGY CONSUMPTION AND MORE

Pool Blanket Systems can offer significant energy savings and drastically reduce water and chemical consumption as well as cleaning time by keeping dirt and other debris out of the pool or spa. They often pay for themselves in less than one year when properly and consistently used.

- Reduces energy consumption by maintaining pool cleaning costs
- Reduces chemical consumption
- Reduces facility building maintenance and pool cleaning costs
- Reduces corrosion of indoor facilities, extending the life of equipment

## HOW THEY WORK

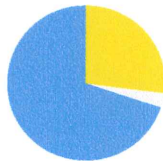
Swimming pools lose energy in a variety of ways, but evaporation is by far the largest source of energy loss. Replacing evaporated water requires tremendous amount of energy. It only takes 1 BTU (British thermal unit) to raise 1 pound of water 1 degree, but each pound of 80° F water that evaporates takes a whopping 1,048 BTU of heat out of the pool.



### Outdoor Pool Energy Loss Characteristics

Radiation to Sky 20%  
Losses to ground and other 10%  
Evaporation 70%

The evaporation rate from an outdoor pool varies depending on the pool's temperature, air temperature and humidity, and the wind speed at the pool surface.



### Indoor Pool Energy Loss Characteristics

Ventilation 27%  
Other 3%  
Evaporation 70%

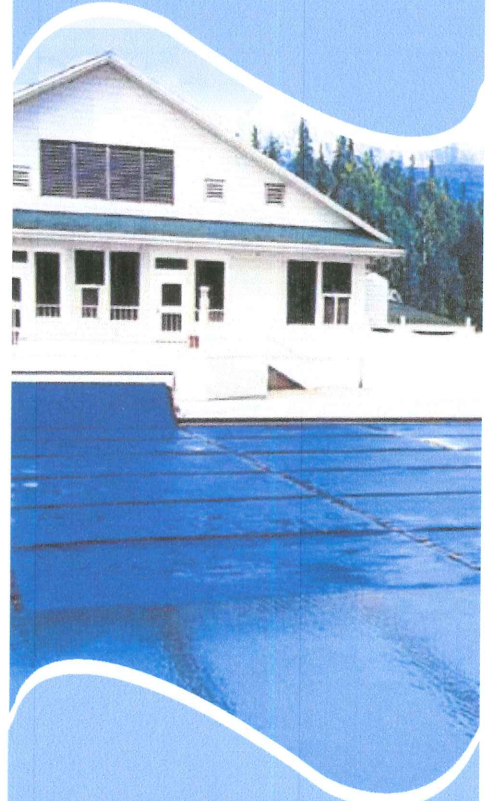
Indoor pools aren't subjected to the environment, but they still lose a lot of energy from evaporation and even require room ventilation to control indoor humidity caused by the large amount of evaporation. The ventilated air also must be conditioned, which adds to the energy costs.

Pool covers minimize evaporation from both outdoor and indoor pools. Covers on indoor pools not only reduce evaporation but also the need to ventilate indoor air and replace it with unconditioned outdoor air. You can also shut off exhaust fans when an indoor pool is covered saving even more energy.

Information obtained from the U.S. Department of Energy – [www.energysavers.gov](http://www.energysavers.gov)

"Covering a pool when it is not in use is the single most effective means of reducing pool heating costs. Savings of 50% - 70% are possible."

*U.S. Department of Energy*



## Pool Covers Also:

- Conserve water by reducing the amount of make-up water needed by 30%-50%
- Reduce the pool's chemical consumption by 35%-60%
- Reduce cleaning time by keeping dirt and other debris out of the pool



800.791.8056



# Pool & Spa Cover Storage Systems

## ***Bitterroot Series – Portable Blanket Storage Systems***

Portable and strong, these systems ensure proper handling and storage of pool blankets. Made of electropolished 304L stainless steel and designed to support the weight of wet blankets.

Hands free, easy to use foot brakes. Superb holding power, an industry first.



- Easy to deploy and retrieve pool blankets
- Employs nickel-plated pillow block reel tube bearings
- Equipped with stainless steel crank assembly
- Utilizes 6" diameter, never-mar, polyethylene wheels
- Equipped with two-foot operated breaks
- Maximum blanket width of 20'
- Structurally designed to support wet blankets
- Made of electropolished 304L stainless steel
- Optional cover is available

### **50120..... Bitterroot I, Single Tube Configuration**

Storage capacity = 164 lf. Or 3,280 sq. ft. with a total weight capacity of 643 lbs.

### **50150..... Bitterroot II, Double Tube Configuration**

Storage capacity = 328 lf. Or 6,560 sq. ft. with a total weight capacity of 1,102 lbs.

### **50180..... Bitterroot III, Triple Tube Configuration**

Storage capacity = 492 lf. Or 9,840 sq. ft. with a total weight capacity of 1,562 lbs.

### **50190..... Single Winder Cover**

### **50195..... Double/Triple Winder Cove**

## ***Blackfoot I – Wall Mount Blanket Storage Systems***

Wall mounted storage system designed to conserve deck space and allow for ease of installation and retrieval of pool blankets. Accommodates up to 164 linear feet. Typically two panels will fit on the unit. Crank extensions are available for installations over 6' above deck.

### **50220..... Blackfoot I for blanket width up to 20'**

#### **50009..... Placement Crank Handle**

Storage capacity – 164lf.

## ***Blackfoot II – Radio Controlled Semi-Automatic Wall Mounted Blanket Storage Systems***

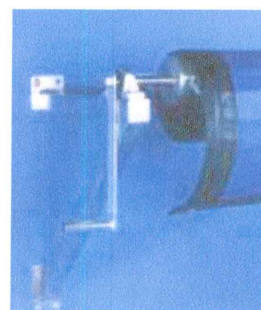
This wall mounted storage reel system offers smooth deployment and automatic retrieval of pool blankets through a simple hand held transmitter. Manufactured of stainless steel, the storage systems are structurally designed to support wet blankets. The electronics are contained in a water tight, NEMA 4 enclosure, ensuring dependable operation and long life. Generally one wall mount storage reel is needed for each section of blanket to be stored. Custom units are available to meet your specific needs.

### **50200 Blackfoot II for blanket width up to 20'**

Storage capacity = 164 lf.

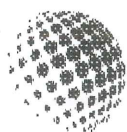
**See Spectrum® Aquatics full line of aquatics products at [www.SpectrumAquatics.com](http://www.SpectrumAquatics.com)**

**ADA Compliant Pool Lifts**  
**Starting Blocks**  
**Guard Chairs**  
**Racing Lane Lines**  
**Pool Slides**



Note: Bubble type covers are not recommended for use with the Blackfoot II



*QuickFund Capital*

**Duckels Construction Inc**  
**Business Line of Credit Pre Approval - \$250,000**  
**Approval Confirmation- YP1077632E**  
**Call Now (866)404-1329**

Dear Fred

Based on your company paydex score and industry, QuickFund Capital Partners has pre-qualified Duckels Construction Inc for a business line of credit up to \$250,000.00 with rates starting at 4.9%.

Section 179 allows business owners in 2018 to write off up to \$500,000 in equipment purchases and loan cost.

Traditional banks are still not lending to small business which is why it has been difficult for business owners such as yourself to receive loans from your local bank. Call us today and speak to one of our qualified and experienced finance consultants and let us help you secure the funding you need today in as little as 48 hrs!

**Types of Business Loans Available:**

Bridge Loans  
Equipment Purchases  
Line of Credit  
Franchisee Finance  
Inventory Purchases

Term Loans  
Inventory Purchases  
Expansion Loans  
Uncollateralized Loans  
Collateralize Loans

Sincerely,  
Jessica Holstrom  
QuickFund Capital  
[www.quickfund.org](http://www.quickfund.org)  
866.404.1329

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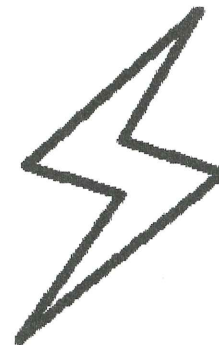
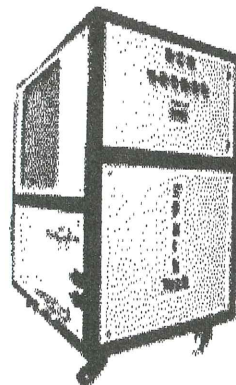
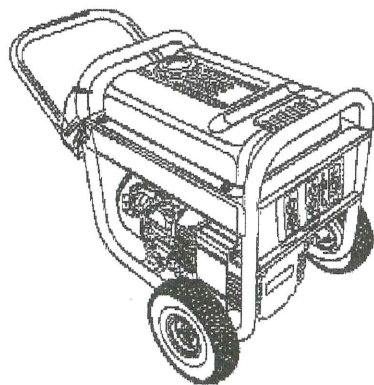
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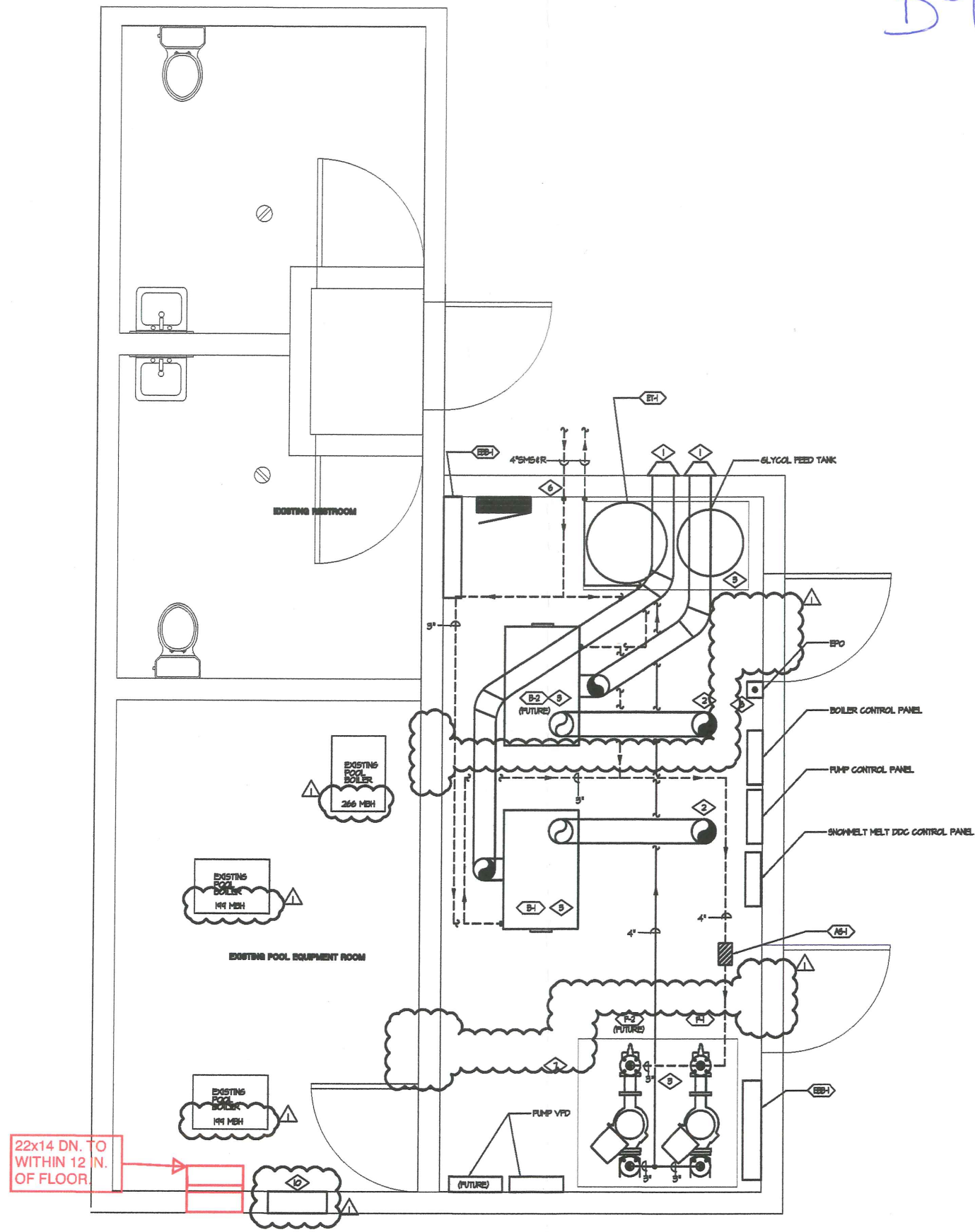
Call now with any questions or to Schedule a Pickup.

If you received this fax in error. Please call 1-866 632-3508 to be removed from our list.



# 5

B-18-184



- DRAWING NOTES**
1. TERMINATE 8" COMBUSTION INTAKE PIPE THROUGH MALL WITH HOODED INTAKE CAP. CAP SHALL BE PROVIDED WITH BIRD SCREEN. TERMINATION SHALL BE 8 FT. ABOVE GRADE.
  2. TERMINATE 8" FLUE DUCTS WITH UL LISTED AND APPROVED VERTICAL VENT TERMINATION VENT PIPE SHALL BE AL-28-4C POLYPRO MATERIAL. INSTALL PER MANUFACTURERS INSTALLATION INSTRUCTIONS. TERMINATION SHALL BE LOCATED AT LEAST 8 FT. FROM ADJACENT VERTICAL WALL.
  3. EQUIPMENT SHALL BE MOUNTED ON A 4IN THICK CONCRETE HOUSEKEEPING PAD.
  4. CONDENSATE DRAINS FROM BOILER SHALL BE ROUTED TO AN ACID NEUTRALIZING TANK BEFORE ENTERING THE PUBLIC SANITARY SEWER SYSTEM. ALL MATERIALS FROM BOILER TO NEUTRALIZATION TANK SHALL BE ACID RESISTANT. INSTALLING CONTRACTOR SHALL COORDINATE THE FINAL LOCATION OF ACID NEUTRALIZATION TANK WITH EQUIPMENT LAYOUT.
  5. PROVIDE EPO SWITCH FOR SHUTDOWN OF MAIN LINE POWER OF BOILER BURNERS. COORDINATE VOLTAGE AND SHUT DOWN REQUIREMENTS WITH BOILER MANUFACTURER.
  6. 4" SWS 1/2 R PIPING DOWN BELOW GRADE.
  7. REFER TO THE BOILER ROOM SCHEMATIC PIPING PLAN ON SHEET M03 FOR DETAILS ON BOILER ROOM PIPING IN THIS AREA.
  8. PROVIDE EPO SWITCH FOR BOILER SHUT OFF COORDINATED WITH ELECTRICAL.
  9. REMOVE AND PATCH EXISTING HIGHLOW COMBUSTION AIR OPENINGS IN MALL.
  10. PROVIDE A 22 X 14 COMBUSTION INTAKE GRILLE HIGH ON MALL. MOUNT WITHIN 12 IN. OF STRUCTURE.

EXISTING POOL BOILER ROOM  
COMBUSTION AIR CALCULATION PER  
2015 IFGC SECTION 304.6.2 ONE  
PERMANENT OPENING METHOD.

TOTAL CONNECTED GAS LOAD = 484,900 BTUH

G.A. OPENING SIZE =  $\frac{484,900}{3000} \times 1 \text{ SQ. IN.} =$

161.6 SQ. IN. < INSTALLED  
OPENING SIZE 308 SQ. IN.

**BOILER ROOM MECHANICAL PLAN**  
SCALE: 1/2" = 1'-0"  
NOTE: REFERENCE ARCHITECTURAL BID PACKAGE FOR FINAL BOILER ROOM LAYOUT.

**ARCHITECT**  
PLANNERS &  
LANDSCAPE  
ARCHITECTS  
800.886.0000

**MEP**  
ENGINEERING INC.  
MECHANICAL  
ELECTRICAL  
PLUMBING  
CONSTRUCTION  
DOCUMENTS

**WATERPROOFING / RENOVATION - PHASE 2**

**TORIAN PLUM PARKING STRUCTURE**

STEAMBOAT SPRINGS, CO

Date: 10/22/17  
Drawn By: BAW  
Reviewed by: BRR  
Job No.: 17109

Revisions

Rev.	Date	Description
1	10/22/17	ISSUED FOR PERMIT
2	10/22/17	ISSUED FOR PERMIT

Issue:  
100% Construction Documents

Sheet Title:  
BOILER ROOM  
MECHANICAL PLAN

Sheet Number:  
**M3.1**



