CCMC

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Memorandum

To: Board of Directors, Superstition Mountain

From: Ken Flynn, Community Manager

Date: September 22, 2026

Re: Gatehouse Renovations

Staff Recommendation: To improve operational efficiency and gatehouse management, we recommend replacing the flooring, fan, and entrance door as shown in the architectural drawing. The Association would pay the project costs from strategic project funds, with a contribution from the Club. David Marr provides project oversight.

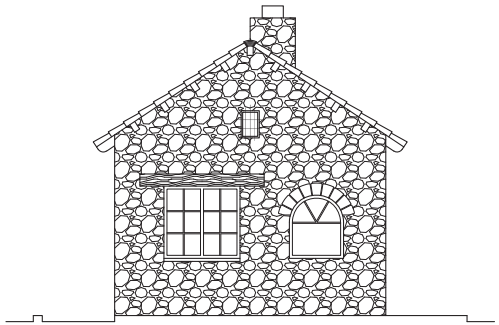
Project Material Costs:

• Door with Sidelights	$17,738
• Sealing and Staining	$ 245
• Drywall	$ 200
• Sundries	$ 250
• Paint/Primer	$ 190
Subtotal	$18,623

Demolition Labor:

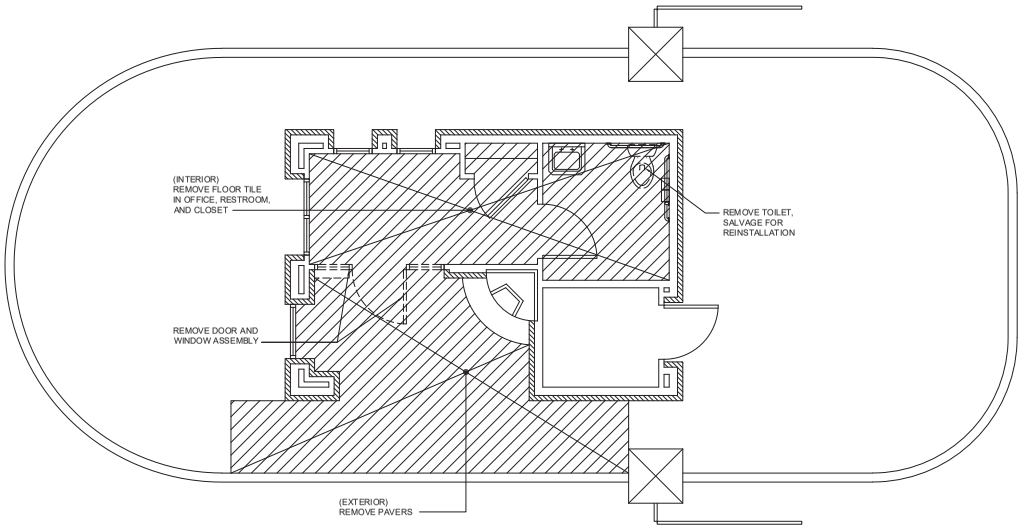
• Remove pavers, remove inside tile	$1,426
• Remove pony wall, existing door and windows,	$ 750
• Apply epoxy inside of existing and extended office	$1,232
• Install new front door and sidelights	$1,800
• Drywall and stucco repairs	$ 650
• Paint interior all one color and sheen	$ 850
• Labor to Stain and seal new door	$1,000
Subtotal	$7,708

Cost of Labor and Materials	$26,631
Contingency 10%	$ 2,631
Tax	$ 2,282.44
Total Project Cost	**$31,544.44**
Less Club Projected Contribution	$15,350.00
Anticipated Strategic Project Funds Needed	**$16,194.44**



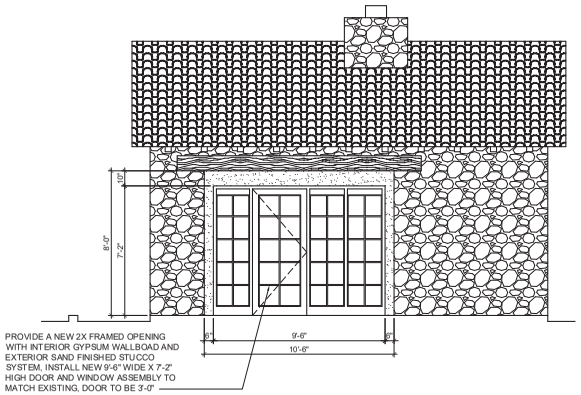
SOUTH ELEVATION

NO SCALE



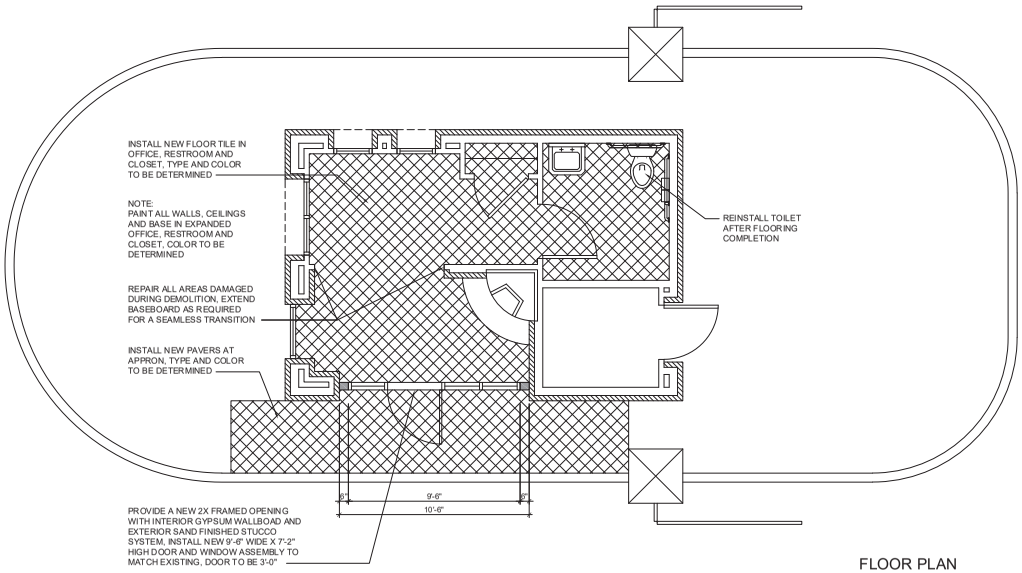
DEMOLITION PLAN

NO SCALE



EAST ELEVATION

NO SCALE



FLOOR PLAN

NO SCALE

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PROPOSED GUARD HOUSE RENOVATION

SUPERSTITION MOUNTAIN®

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seal:



EXPIRES 6/30/27

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date	delta	description
07.16.26	-	owner review
-	-	-

DEMO PLAN, FLOOR PLAN AND ELEVATIONS

drawn:	-
reviewed:	-
project:	26-022
date:	7.21.26

A101