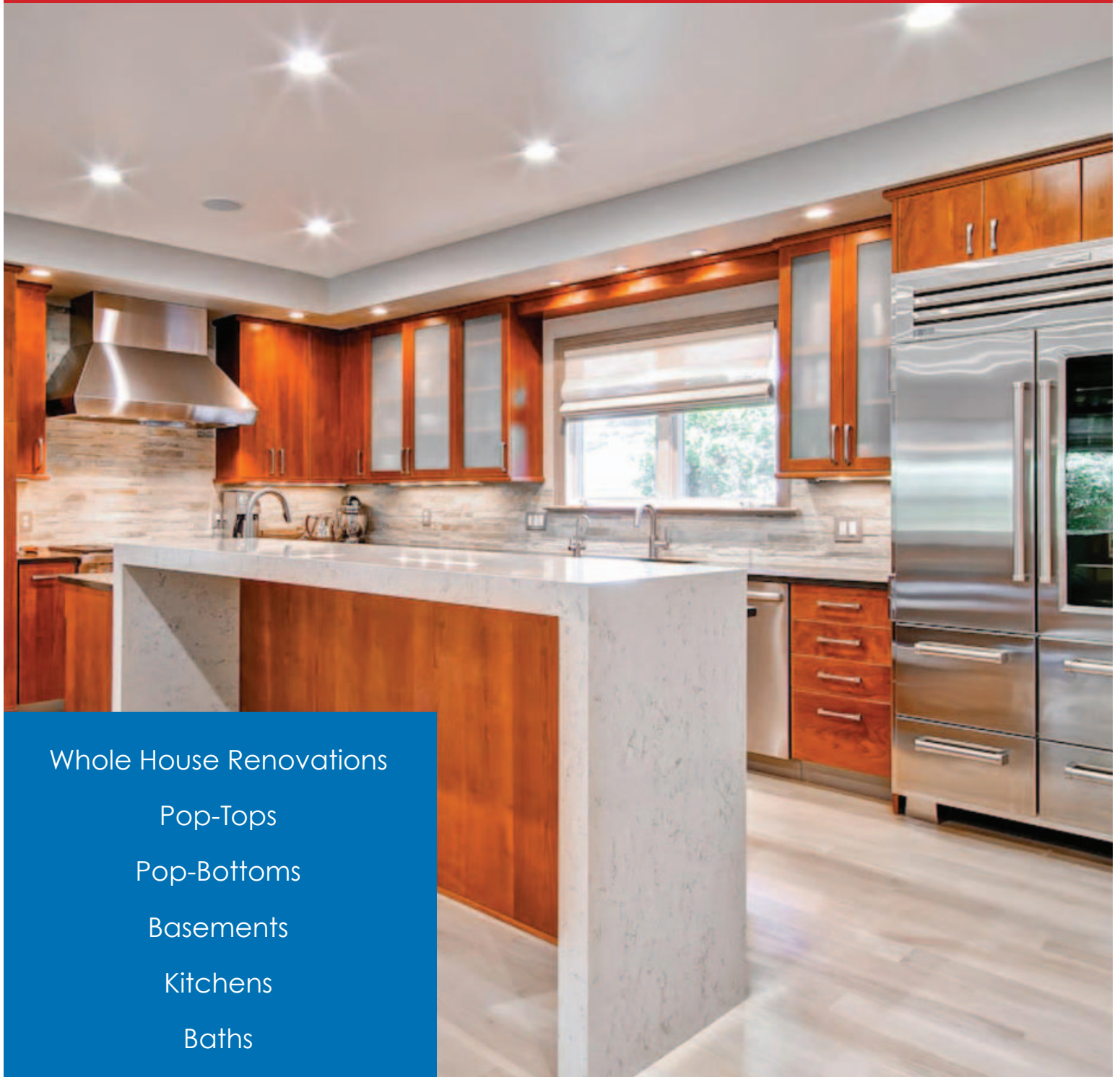




Capturing The Culture Of Design®

WWW.SUMMIT-RENOVATIONS.COM

720-961-3839



Whole House Renovations

Pop-Tops

Pop-Bottoms

Basements

Kitchens

Baths



Dano and Maureen - Wash Park - Investor Client

We hired Todd Peirce to remodel a house we purchased on South Franklin Street in Denver, across from Washington Park. Todd is a very hard worker and has a lot of integrity. We enjoyed working with him. The remodel was very extensive. The results were astonishing. He took a bad 70's remodel and made the house beautiful inside and out. We were able to sell the home for top dollar in a fairly difficult market. We were very happy with the profit we made. Please contact us if you would like details. Maureen Zwick and Dano Keys, ofc tel: 303-993-7256



Bob and Belinda Agan - SR VP Oppenheimer Funds - Parker

We just wanted to say thank you and could not be happier with the outcome of our basement. Summit Renovations were able to develop from the unconventional vision we had for our lower level into the personal living space we imagined. They were able to work iteratively with us; incorporating changes when necessary to perfect the overall design. The team's combination of project discipline, knowledge, professionalism, extreme creativity, and maintaining a clean worksite are the key ingredients to their success. We are exceptionally pleased with the results.



Dean and Carole Rollins - Retired - Centennial

We are Dean and Carole, the happy owners of a fabulous brand new remodeled kitchen that was transformed by Summit-Renovations from an original 1959 galley kitchen with original cabinets and doors to the beautiful kitchen that it is today. This five week project gave us everything we wanted: more cabinet space, more counter space, more lighting, beautifully textured walls, completely new look with wrapped granite counters, and new stainless appliances. We felt completely comfortable with Todd Peirce and Jennifer Rhodes, who is in charge of Marketing.



**Chris and Vicki - Centennial
This Property Featured on HGTV**

(to see the whole episode please go to www.summit-renovations.com)
As featured on HGTV, Todd invested 60k of his own money to increase the value of our home. It was stressful to live through a large remodel with 3 kids, but at the end of the day, it was completely worth it. After construction costs, Todd and his team were able to increase the value of our house by 95k and get it sold in 14-Days. Just before we had to move.



Jerry - Retired School Teacher - Wash Park

Todd Peirce did a great job of remodeling and adding value to my house. He accomplished everything that he said he would on time and on budget. I trusted him completely and he delivered a wonderful upgrade and really helped me out. I was able to increase my profit on the sale of the home by 75k. Thanks Todd! Jerry Schmitz 303-777-7552.



Derek B. - Owner - Mort. Co.

Summit-Renovations not only came in on budget and schedule, their team of professionals provided excellent design ideas so my basement remodel exceeded my expectations.



Rich and Amy B. - Account Executive - Cory-Merrill

We have a 1960's home and wanted to create an open floor plan and get a new kitchen. We needed to remove a wall and have new cabinets, appliances, granite, and tile put in. The catch was - we had a limited budget of 60k to make all of this happen. We couldn't be happier with the results and feel lucky to have found Summit-Renovations.



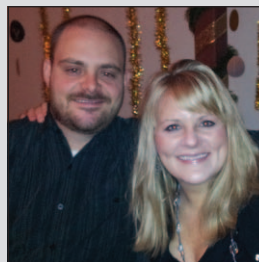
Ted K. - Investor

As a real estate investor, it's extremely important to be aligned with the right contractor. My goal is to increase the value of the home, sell for a profit, and not have any inspection issues. Todd and Summit-Renovations have been excellent team partners. Together we have been able to set a couple of "price-points" in Centennial.



Jim Tascono - Wash Park - Attorney

I moved from Bonnie Brae to Gilpin St. and found a great house in need of a completely new design and remodel. Having gone through a number of remodels in the past, it was important to find a reliable company that stood behind their word and work. This was the most important aspect for me in hiring Todd Peirce. He lived up to his integrity with the overall design, tradesmen, budget, and his word. I have since invested with Todd on a number of projects.



Jeannine W. - Doctor - Wash Park

I chose to work with Todd after interviewing several contractors that have done work in the Washington Park area. I really liked their professionalism and that fact that they were just good people. They were great working with my budget and timeline as I wanted to spread my basement remodel out in a couple of phases. I have been happy with their attention to my questions/issues and I never feel ignored. I definitely would recommend them to any friend.



Summit Renovations
Capturing The Culture Of Design
We're Grass Roots And We're In The Hood

www.summit-renovations.com



For design inquiries or for a free consultation, call us!
We would love to talk with you!

Todd Peirce
720-961-3839
www.summit-renovations.com

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Conceptual Designs



Before



Conceptual 3-Ds



Complete Project



Before Stairs

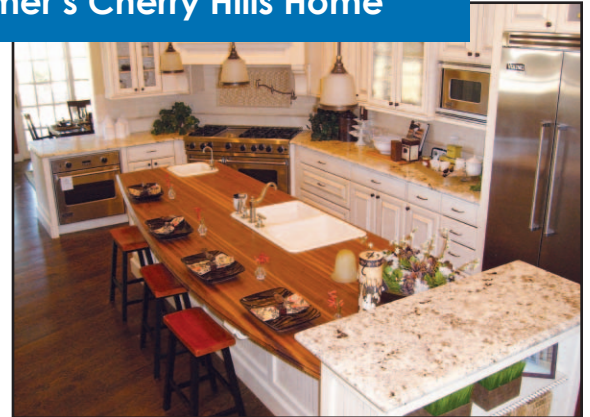
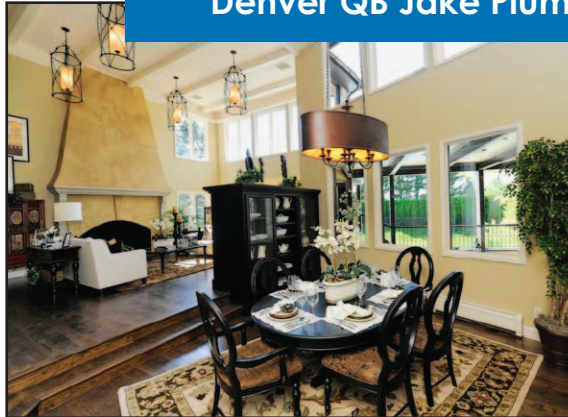


After Stairs
Amazingly Modern

Our Team of professionals knows how to value-engineer a complete remodel. We understand the value and the importance of every square inch of your home. Working with Summit-Renovations, you become part of the team. We will collaborate together throughout the process and make sure your visions come to life capturing both your personality and the character of your home. We understand the significance of remodel costs. It's important to attain a high quality of craftsmanship while not overspending.

Press: Featured by HGTV (1/2 hour episode), Fox News, Channel 4, The Denver Post and In The Hood Media.

Denver QB Jake Plummer's Cherry Hills Home



High Level Executive's Home in Wash Park



The Process:

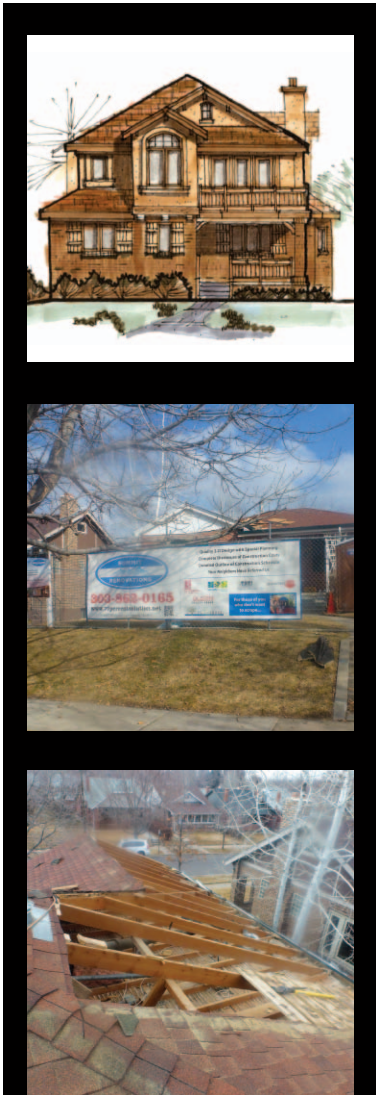
- Step 1:** Initial Consultation at your home.
- Step 2:** Designer and Project Manager home visit and laser measure your "as-is" home floor plan.
- Step 3:** Show Conceptual Drawings and initial Budgets.
- Step 4:** Sign design retainer and begin final designs and noting of plans for city permits.
- Step 5:** Present final budget, sign contracts, and select start date.
- Step 6:** Begin Construction.



750 S York Street - Before Picture



750 S York Street - After Adding 1,100 sq ft



Why Pop The Top...

Popping the Top, or adding another floor to your existing structure, is a great way to gain valuable square footage in your home. Pop-Tops are much more affordable than the alternative of scraping, or tearing down, your existing home and then rebuilding. When square footage sells at a premium in a neighborhood a Pop-Top is a very good investment. Imagine nearly doubling the square footage of your existing home for a fraction of the cost of a rebuild while still adding premium space! Pop-Tops and Pop-Bottoms are the perfect solutions for homeowners that love the area they live in but need more space. Here in Colorado many of the homes built in our favorite neighborhoods, such as Washington Park, are two bedroom single floor homes with little room for storage. This makes space an issue for growing families or homeowners with lots of stuff!

More Affordable than Scraping and Rebuilding

Adds Considerable Value to the Home

Retains Existing Style Elements

Great for Growing Families

Great for Increasing the Sale Price of a Home



Why The Pop-Bottom...

This is very different than whole-house renovations, as it requires such unique specialization. Sometimes basements can require significantly less work and sometimes much more work (especially when creating a Pop-Bottom). However, they all get the same attention as we capture the culture of design.

One of our specialties on the basement side is that we never leave a basement looking like a basement. These spaces are important to the flow of the house and should carry the finishes you have established upstairs through to the renovated basement space.

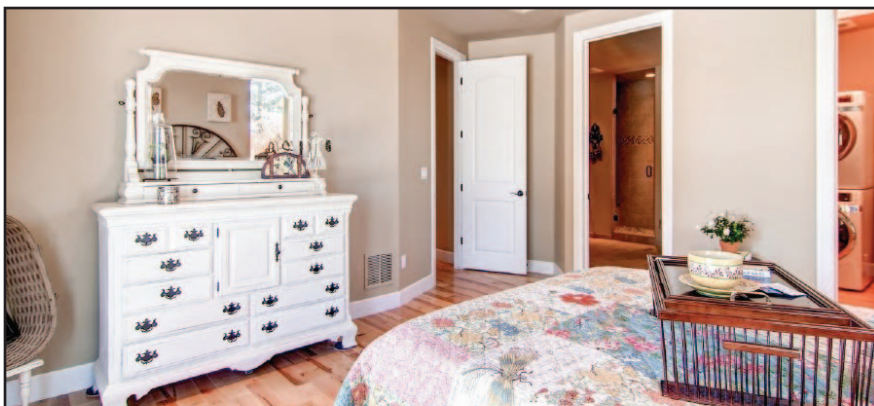
Basement renovation skill is particularly critical in our homes that were built 100 years or more ago, it takes significant expertise, and we feel we have one of the best teams in Denver. Our engineers have been working with municipalities for decades and are known on a first name basis.

Recently, we have pioneered a term called Pop-Bottom®. You've heard of popping the top on a house but up until about a year ago, nobody was really thinking about popping a bottom. Economically, it makes more sense; you don't have to move out, and you would be amazed at what can be done with 800-1000 square feet. We can dig down 5' all the way to 15' in order to capture those 9' and 10' ceilings.

We also offer what we call the 70% solution. We help you save money on your basement remodel projects by providing a range of options so you can leverage our building expertise and professional basement design services but complete the project on your own or at a later date. This is a great option if you are looking for more space but do not necessarily need a completely finished space.

Again, our backbone is design and process. Take us for a test drive and we promise you won't be disappointed.

Please contact us for more information on Pop-Bottoms and Basement Renovations.





We are happy to share the professionals we have vetted and have worked with for years. If you are looking for small projects and need to find the right Trade - call us and we'll refer you to who we use on all our projects. Why not hire the trusted professionals that are working for an established builder. No jobs are too small -

***Need Help Finding a Trade? Let Us Refer One To You.
Hire Who We Hire.
Call 720-961-3839***

Design Only Services (see page 15)

Need a plumber

Need an electrician

Need an HVAC guy

How about someone to insulate your house

Need Hardwood Floors

Need Tile

Need Drywall Repair

Need Egress Windows

Need Carpet

Need Cabinets

Need Painting

Need Landscaping

Need Outdoor living

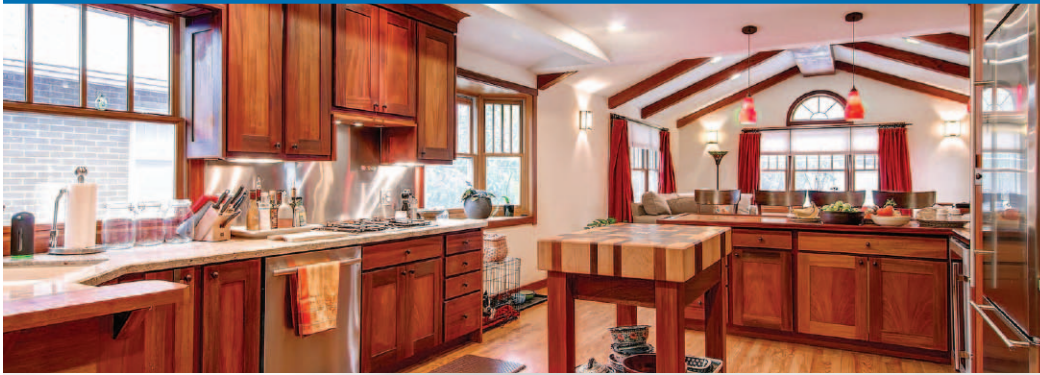
Need a Fireplace

Need a Real Estate Specialist

Need to Update Your Media (television, sound, security)

We can recommend the perfect Trade for you!

Todd and his Summit Renovations team are well known for their integrity, creativity, and tradesmen are all extremely vetted and have worked with Todd's companies for years.



Meet Our



Todd Peirce
Owner/President

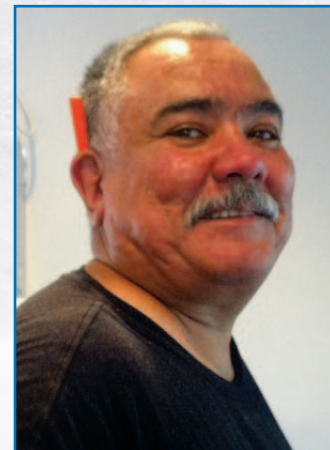
As key player in the Colorado market, Todd Peirce founded Summit Renovations after working in the residential speculative market for a number of years. As the owner of Selling Solutions, Todd and his company partnered with homeowners and investors to increase the value of their properties. Todd took care of raising the capital to finance the remodels, managed the design and construction and shared profits with investor/homeowners when the properties sold. During that time, he partnered with Denver Bronco Quarterback, Jake Plummer and Avalanche player Darcy Tucker. Selling Solutions continues to help people improve their properties to sell for profits. Feel free to inquire by calling.

This experience inspired Todd to get into Design/Build Custom Remodels. With this inspiration he started Summit Renovations. Summit has completed over 6 million dollars in renovations in just 2.5 years. They specialize in Pop-Tops, whole house re-design and additions, and top notch kitchen and bath remodels. Summit Renovations Pioneered the Pop-Bottom by turning crawl spaces into amazing basements.



Jerry Boland
Architect

Our architects provide more than 40 combined years of experience and are experts in helping you discover what has not yet even been thought about. Each of them have designed hundreds of homes ranging from new construction, commercial offices buildings and town homes, to pop-tops, and whole house re-designs. It's important to know that their relationship with Tom Jackson, our engineer spans more than a decade.



Jesus Chavarilla
Designer/Project Manager

Jesus has been with us for 8 years. He is a true craftsman that takes an enormous amount of pride in his work. He is a licenced GC and is extremely knowledgeable with all phases of construction. Jesus helps oversee all trades and accountability.

and professionalism. They stand behind their word. His team of designers, architects, Todd's long list of satisfied customers is a true testament of his commitment to quality service.

MIT
ATIONS

ur Team!



Jen plays an integral part in the entire process. She is really our operations manager wearing many hats from designer to project manager. She is the constant on every project and is the one involved from start to finish. Every project has her influence as an expert in design and selections of hundreds of finishes and decisions. She takes the stress out of your project.

Jen Rhodes

Manager of Operations/Design



Jenny has a degree in Interior Design and provides our clients with creativity that is rare and unique. She will guide you through spacial planning and offer ideas that are both new and personal to you. Creating a spacial plan along with 3D's will help bring your dreams to life.

Jenny Nowakowski

Designer



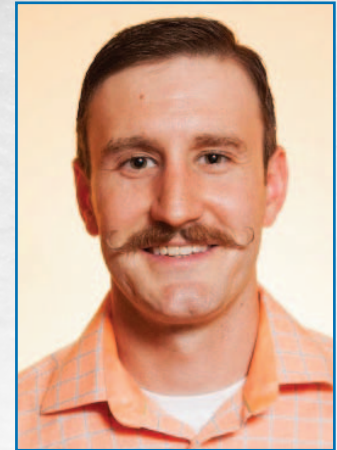
Todd Schives
Cabinet Specialist

Todd owns and operates Kitchen Traditions in the Denver Design Center. Collaborating with Todd provides our clients with a wide range of cabinetry and design, as well as competitive pricing. Because most of the cabinets are made in Colorado, we have the best customer service and availability.



Lauren Sterhan
Marketing Designer

Lauren helps us stay competitive with our marketing pieces (such as the one you are reading), as well as advising us on how to better communicate with our clients.



Ryan Ellis
Web & Social Media Manager

Ryan is responsible for our online presence and is constantly keeping the public up to date with current trends and activities.

Giving Back To The Community

Summit-Renovations believes it's important to give back to the communities they work in. Throughout the year, you will find us sponsoring events like:

- Free Dumpster Day | Cherry Knolls Fall Festival | In The Hood's Annual Hayride on Gaylord St.**
Boys and Girls Club | Senior Care | Wash Park Home Tour Benefiting Steele Elementary
Cherry Knolls Home Tour Benefitting the Baby-sitting Co-op



In The Hood's 2nd Annual
Old World Holiday Hayride
On Gaylord Street

December 14th, 2013 ~ 4:00 - 9:00pm
 Tickets \$10 Per Person - Kids 3 and Under Free (lap seating); Rent Your Own Wagon \$150.00 (each wagon seats 15-20).
 For More Details "Like" the In The Hood Facebook Page: www.facebook.com/InTheHood

To Purchase Tickets and Reserve Your Time Slot
 call Jennifer at 720-288-0782 or email: Jennifer.rhodes33@gmail.com

Celebrate the Wonder... Complementary Hot Chocolate or Coffee Per Ticket Provided by Il Vicino, Live Appearance from Father Christmas Provided by The Gnome's Nook, Local Carolers, Discounts and Extended Hours from Local Gaylord Street Merchants, And So Much More!
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CHERRY KNOLLS HOME TOUR Presented by the Cherry Knolls Babysitting Co-Op.
 Warning: Cherry Knolls Homes have been thoroughly considered and approved.

September 15, 2012 12:00 - 4:00pm.
 To order tickets, email HomeTour@StellerRealEstate.com or call 720-489-6079
 Ticket Prices \$15/Person or \$25/Pair Early Bird Special - \$20 After September 8th
 Proceeds Benefit Sandberg Center for the Sciences



Buy Your Tickets Now
www.MileHighRaffle.com • 888-506-6053

BOYS & GIRLS CLUBS
Dream House Raffle

About the Dream House
 This 9,500 square foot, custom home, with 5 bedrooms and 6 baths features a gourmet chef's kitchen, indoor saltwater pool, spa and steam room, custom wine cellar, and separate cabana/guest house. It's located in Denver's Cherry Creek neighborhood, close to great schools, shopping, and golf.

About the Raffle
 The Grand Prize winner chooses either the \$3 million home or \$2 million in cash. Over 300 total prizes will be given out making the odds of winning a prize 1 in 120. Individuals who purchase two or more tickets are automatically entered into the bonus Multi-Ticket drawing for \$45,000 in luxury prizes. A limited number of 1150 tickets will be sold. Proceeds benefit Boys & Girls Clubs of Metro Denver. The Clubs are safe, positive places where more than 12,000 Denver young people come after school and during the summer to learn, do homework, develop social skills, express themselves creatively, and participate in sports.

Our Sponsors: 



Win this \$3 Million
 Denver or...



Proud Sponsor of Sandberg Elementary and the Science Program

Come see another spectacular neighborhood remodel at one of this year's selected homes.

BEFORE

BEFORE

WE are at 6851 S. Clayton Way

SUMMIT RENOVATIONS **Basements AND MORE, INC.**

303-862-0165
PEIRCE.TODD@GMAIL.COM

AFTER



FREE Dumpster This Weekend!
 10:00 - 1:00 Saturday and Sunday
 June 25th and June 26th
 874 S. Gilpin Street
 *Sorry we can't accept Haz Mat stuff

FOGO DE CHAO
 CHELSEA ASCARIA
 RESTAURANT & BAR

When you come by, sign up for the \$50 dinner card drawing from Fogo De Chao!

Another basement by **Basements and More!**

guaranteed **Rate**

WASH PARK Grille **THE LOCAL** **SELLING SOLUTIONS** **max GILL & GRILL**

IN the HOOD
 Your Wash Park Neighborhood Resource

In The Hood Media Inc. | 10940 S. Parker Road, Suite 301 | Parker, Colorado | 80134

Kitchens

We do amazing kitchens and have the best vendors and prices in town! Most projects are completed in 3-6 weeks.

We take every aspect of your home seriously and want you to be above and beyond pleased. Still, all great spaces start with a great design. Just like our whole-house renovations and basement Pop-bottom© remodels, we begin with process and design. We do not stray from that. Two Design Meetings will ensure that you love your final result and that you have had plenty of opportunity to give feedback on function flow and finishes. In these meetings we will discuss design elements, time frames, costs, and other important details regarding your kitchen or bathroom. Really, construction is the easy part. The design is the silver platter for the trades.



"We are the happy owners of a fabulous brand new remodeled kitchen that was transformed by Summit Renovations from an original 1959 blast-from-the-past galley kitchen with original cabinets and doors with a tin ceiling, to the beautiful kitchen that it is today. This five week project gave us everything we wanted. It gave us more cabinet space, more counter space, more lighting, beautifully textured walls, new pocket doors and a lot of custom trim work along with a completely new look with wrapped counters, granite tops, new hardware and new stainless appliances."

-Dean and Carole

Baths

Countless homeowners dream of a new bathroom. The primary reason so many clients are absolutely delighted when choosing our bathroom remodeling options is because they truly can transform your house. As is our tradition, you let us help you capture the Culture of Design.





LET SUMMIT RE
CALL FO

PRESS

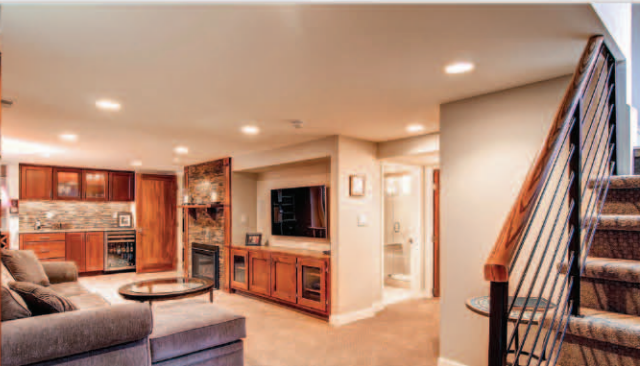


As Seen on Channel 4



As Seen on The

Penny Parker writes about Summit Re
As seen in the Denver Post





RENOVATIONS EARN YOUR BUSINESS.
FOR A FREE CONSULTATION:
720-961-3839



Everyday Show



As Seen on HGTV

Renovations.
at



Planning Is Key To The Entire Process



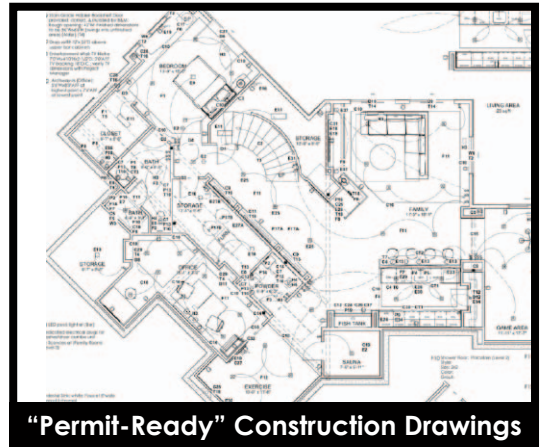
We believe that planning on the front end will save time on the project as well as provide an accurate budget everyone can be held accountable to.

Selecting your finishes can easily be 1/3 or more of your overall budget. That is why we provide every client with a detailed selection pack of every last finish. This includes; tile, carpet, cabinets, plumbing, lighting, granite, appliances, hardware, interior trim, all the way to actual towel bars.

Summit Renovations takes the stress out of your remodeling project by guiding you through the details of all of your finish material decisions.



Conceptual 3-D Drawings



"Permit-Ready" Construction Drawings



Secondary Bathroom continued

Vanity Sink - (1)
MFG: Kohler
Style: Oval Undermount
Color: Canvas

Lavatory Faucet - (1)
MFG: Moen
Style: 90 Degree
Size: 8" Spread
Finish: Brushed Nickel

Toilet - (1)
MFG: Kohler
Style: Kelston
Seat: Slow Close
Lever Finish: Brushed Nickel

Tub - (1)
MFG: Kohler
Style: Archer S
Color: White
Size: 60x32x15

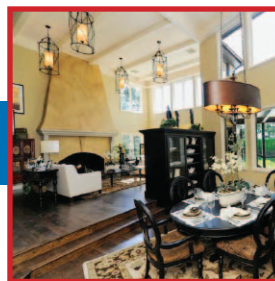
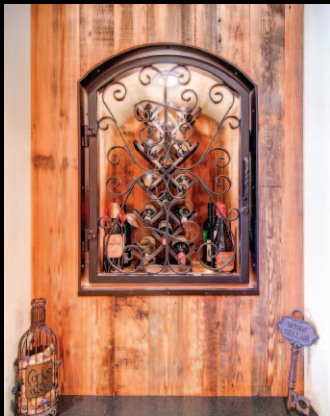
Tub/Shower - (1)
MFG: Moen
Style: 90 Degree
Color: Brushed Nickel
Sub Rothbury Head

All from Ferguson Plumbing - Bridgette

A Detailed Selection Pack Of Your Finishes

Framing-Demo-Windows	
demo labor	
safety equipment	
Framing-labor	
Framing - mat	
Windows-vinyl w/cascade safe glass	
Plumbing-lab and mat	
Plumbing-Fixtures	
per selection sheet	
Electrical	

A Line-Itemed Budget



Making Dreams

Come True

Summit~Renovations ~ Design Only Packages

2014 Pricing - (Bronze, Silver, Gold)

We're so confident that you use us for your construction – that we let you keep the designs

Bronze Package

This is our basic package for homeowners looking for a simple turn-key design for spaces up to 1000 square feet

- Design consultation in your home
- 2 professional designs for your review
- 3-D Renderings and presentation in showroom or your home
- Spatial planning is incorporated (specific furniture, pool/gaming tables, exercise equipment, etc.)
- Final plan is yours to keep
- Proposed estimate to build the space
- Our proposed detailed budget to build your space
- Plans are 'not' noted, are for design only, and not for construction
- Design deposit is due at measure

Silver Package

This package is for clients looking for a little more design flare with a selection pack of finishes. The average square footage is between 1,000 – 2,000 square feet.

- Design consultation in your home, with complete laser accurate measure for "as-built"
- Design appointments (3) to create selection pack and decide on all finishes:
 - You will choose from a wide range of finishes including carpet, tile, granite, plumbing fixtures, lighting, hardware, paint, etc...
- Two professional designs for your review
- 3-D Renderings of both designs (Spatial planning is incorporated (specific furniture, pool/gaming tables, exercise equipment, etc..)
- Presentation of both designs in client's home
- Revisions to selected plan/design
- Construction "noted" plan ready for permits
- Redlines of noted plan
- Proposed estimate to build your space
- The Design Plan and Selection Pack are yours to keep regardless
- Design deposit is due at measure

Gold Package

Our "red carpet" package. This is typically whole house re-design or Pop-top / additions package. This is for someone that wants the entire design team. (Architect, Engineer, Designer for 3-Ds and Designer for all selections) Everything in the Bronze and Silver and More.

- Much more detail to finishes
 - Wains-coating, bars, hardwood floors, theater rooms, architectural features, etc.
- 5-additional site visits with designer
- Framing, electric, drywall, paint, and one client requested visit – in addition to the 5 site visits
- Coordination with 3rd party vendors for design – for example: wine rooms, aquariums, speciality trim carpentry, etc.
- Tile layout package for bar, bathrooms wine rooms
- Design fee due at measure

Typical Purchase Package

Scope of Services (Phase 1 of 2) - Cost \$5,000

1. Architectural drawing will be partially noted
2. Building code review
3. Some structural consultation from our Engineer
4. Electrical, HVAC and Plumbing specifications
5. Detailed budget to follow noting of plans
6. One selection meeting to narrow down finish allowances

Scope of Services (Phase 2 of 2) - Cost: \$3,500

1. Finalize all selections and complete selection pack
2. 3-D's and spacial design
3. Finalize window style and numbers
4. "Stamped" engineer plans
5. Completely noted and ready for permit drawings
6. Final Budget
7. Review contracts and construction schedule/start date (this can be TBD)

Add On Services

After Construction Design Services; \$2,000

- Many time we are able to save clients significant money by using our vendors (furniture, Audio/Visual, Gaming, Wine Storage, etc)
- Accessorizing is our specialty and we can easily save thousands of dollars on art, drapes, and hundreds of accessory options.





Renovation Made Simple!

*By providing you with red carpet service from the very beginning,
we take the stress out of remodeling your home,
Call us today!*

720-961-3839

www.Summit-Renovations.com