



Affiliated Real Estate Group, LLC
303-805-1000
19590 E. Main St. Suite, 107
Parker, Colorado 80138

Stapleton Mansion Homes II

Capital Reserve Study

October 28, 2015



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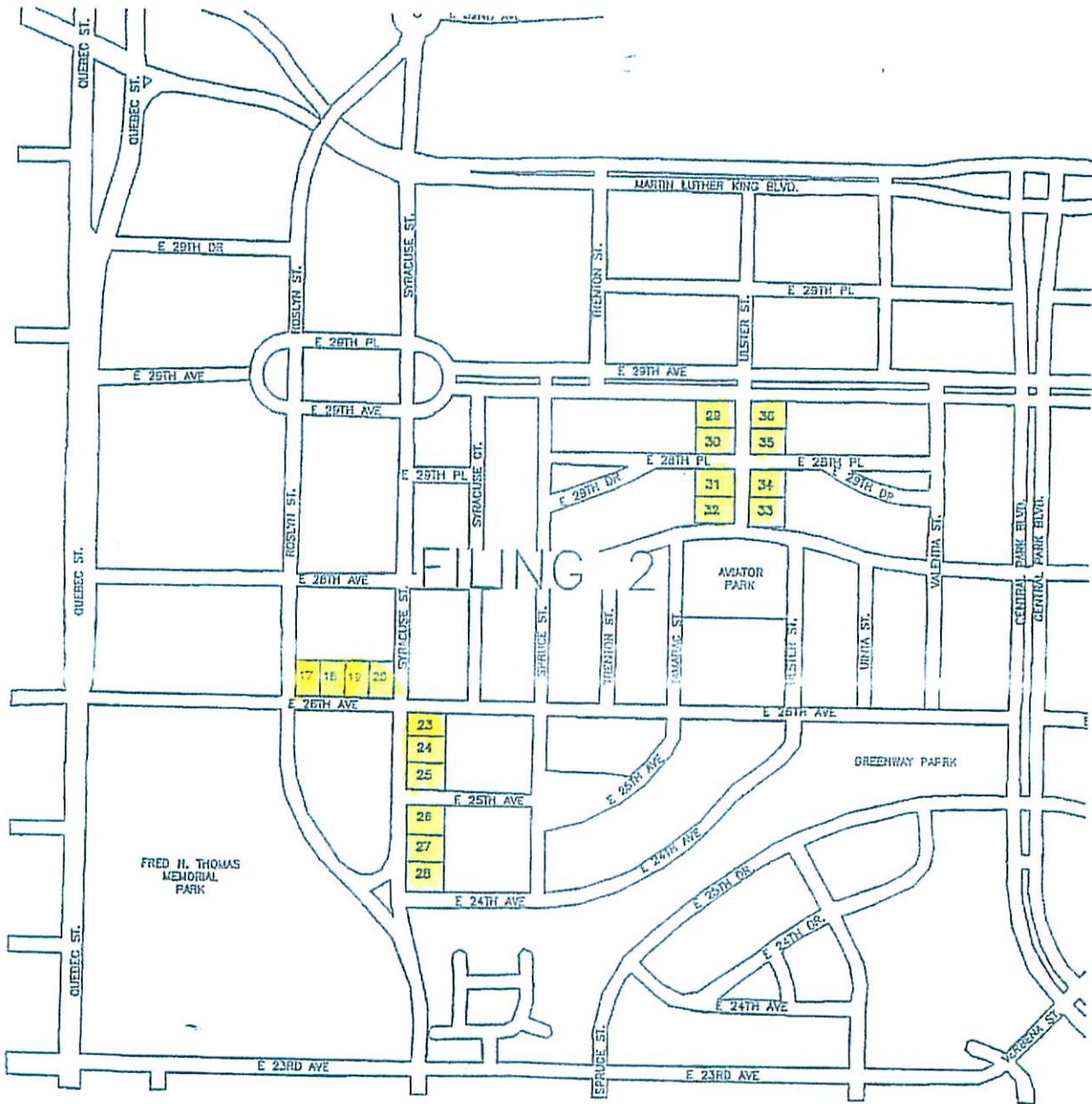
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Stapleton II Capital Reserve Study

Building Breakdown:

- 17 – (C-6 Unit, Colonial, Shingle Roof).
- 18 – (MR-4 Unit, Mediterranean Revival, Tile Roof).
- 19 – (V-4 Unit, Victorian, Shingle Roof).
- 20 – (MR-6 Unit, Mediterranean Revival, Tile Roof).
- 23 – (ER-6 Unit, English Revival, Shingle Roof).
- 24 – (MR-4 Unit, Mediterranean Revival, Tile Roof).
- 25 – (V-6 Unit, Victorian, Shingle Roof).
- 26 – (MR-6 Unit, Mediterranean Revival, Tile Roof).
- 27 – (V-6 Unit, Victorian, Shingle Roof).
- 28 – (ER-6 Unit, English Revival, Shingle Roof).
- 29 – (ER-6 Unit, English Revival, Shingle Roof).
- 30 – (V-4 Unit, Victorian, Shingle Roof).
- 31 – (MR-6 Unit, Mediterranean Revival, Tile Roof).
- 32 – (V-6 Unit, Victorian, Shingle Roof).
- 33 – (C-6 Unit, Colonial, Shingle Roof).
- 34 – (ER-6 Unit, English Revival, Shingle Roof).
- 35 – (MR-4 Unit, Mediterranean Revival, Tile Roof).
- 36 – (MR-6 Unit, English Revival, Tile Roof).





NOT FOR
CONSTRUCTION



PHONE: (303) 586-5800
390 UNION BOULEVARD, SUITE 630
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STAPLE
FILING
SITE PL

SEH PROJECT NO.
110491

10/28/2015

Summary of Findings – Capital Reserve Study

At the request of the Board of Directors, A-REG Property Services was engaged to research and assemble a summary cost estimate to properly and adequately maintain the units governed by the Association. A-REG has reviewed prior capital reserve studies that the Association has paid for in the past and A-REG is making the assumption that the Board fully understands the necessity and benefits of a reserve study, to the extent that cost estimates used for the reserve study actually reflect market costs at the time of the reserve study is submitted to the Board of Directors. The focus of this report is to identify the actual work scope required and obtain actual market bids to validate the anticipated cost to adequately and properly maintain each of the buildings included in the study for the following line items:

1. Exterior Gutters Replacement
2. Exterior Down Spouts Replacement
3. Exterior Painting - including siding, trim, gutters and down spouts. Caulking is included.
4. Exterior Stucco Repairs and Maintenance

In the process of preparing the above estimates and work scope, attention was given to identifying those on-going maintenance items that should be addressed in the annual operating budget. The following represent the areas that should be properly funded annually in order maintain the integrity of the reserve study.

5. Exterior Concrete Sidewalk & Steps
6. Exterior Gutters – Cleaning and Repairs and Maintenance
7. ** Landscaping and Tree trimming is not included in this study.

Based on our on-site inspections and meetings with several contractors on-site, we have prepared a detailed cost estimate to address all the items referenced above. Please note, that even though the estimates are based on actual bids, ***A-REG anticipates that there will be some savings when the association is actually prepared to have the work performed. At the appropriate time the anticipated work scope will be re-bid and the level of contractor coordination and supervision will be established.*** Our findings, observations and recommendations per each category referenced above are included herein.

Exterior Gutters and Down Spouts:

Observations: All exterior gutters and downspouts were cleaned and inspected. Some gutters and down spouts will need to be replaced in the near future, however, the gutters and down spouts as a whole are not in bad shape. Proactive repairs and maintenance of the gutters and down spouts will extend the life and improve effectiveness. Visual inspections identified the following:

- Excessive debris was found in the gutters during the cleaning process.
- Roofing contractors who recently replaced the shingle roofs left significant debris in the gutters.
- Combined with granules and other debris that has collected over time, the weight of the debris has caused some gutters to pull away from the building allowing water to penetrate the building.
- Gutter drains are higher than the collection gutters, thus allowing water to sit in gutters.

- Gutter drains are plugged, which prevents gutters from emptying out.
- Lack of maintenance has accelerated rusting of the gutters, due to debris being left in the bottom of the gutters for extended period of time.
- With the gutters being full of debris, the gutters cannot handle the rain fall thus allowing water to flow over the gutters rendering the gutters useless in many situations.
- Many down spouts were plugged, crushed and un-attached.
- General Observation – Gutters and Down Spouts are undersized

Recommendations. For the immediate future the gutters and down spouts, if properly maintained, should for the most part be sufficient to handle the water in normal conditions. There are specific areas with large water collection surfaces, that even during normal rain, the existing gutters are not sized adequately and will render the gutters in-adequate. In these problematic areas, consideration should be given to replacing the 4" and/or 5" gutters with 6" gutters. The existing 2" x 3" down spouts are also undersized and if the gutters are changed out to 6" gutters, the down spouts need to be increased to 3" x 4".

In an ideal scenario, the gutters should all be changed to 6" gutters and the down spouts increased to 3"x 4". The capital reserve summary provides a cost estimate of **\$95,437 (\$58,315 and \$37,122)** to change out all gutters and downspouts in 2020.

In addition to cleaning the gutters, it is recommended that the noted gutter and down spout repairs documented during the gutter cleaning be completed prior to snow fall. The repairs include but are not limited to (1) replacing gutters that have rusted through, (2) re-attaching gutters to building and making sure gutters have positive drainage slope, (3) repair and or replacing leaking gutters as needed, etc.). It is difficult to estimate the exact cost of these repairs, however it is recommended that the association allocate between \$10,000 to \$15,000 in calendar year 2016 to make the needed repairs. Once repaired, the gutters and down spouts should perform as designed, and then the association can assess the problematic areas on a case by case situation, prior to authorizing the whole sale change out of the gutters and down spouts. The existing gutters, when properly maintained, have a life of 20 years. Unless the gutters are significantly compromised due to lack of maintenance the majority of the gutters should be good for another 7 to 10 years.

Exterior Painting:

Observations. *Both stucco and siding buildings were last painted in 2010 for a total cost of \$218,000.* Industry standards recommend painting and caulking occur every 5 to 8 years, with the average being 7 years. A-REG inspected the buildings and have found that all buildings are in good condition, but exterior wear and tear are creating opportunities for water to penetrate the exterior coats and a new coat of paint is advised within the next two (2) years.

Buildings that have a stucco finish can be painted using proper procedures, however, when paint is applied to stucco surfaces, it has a tendency to pop and peel off, even when applied correctly. ***Stucco is designed to retain moisture and paint coatings are designed to seal out moisture.*** Industry standards recommendations for stucco maintenance typically discourage painting stucco surfaces, and instead

recommend annual inspections, power rinsing of stucco surfaces and if cracks are found, they should be repaired by applying mesh over the cracked areas, new basecoat and new finish coat to the repair area.

Although the above is the recommended procedure, the cost is significantly higher than painting the stucco buildings, and would add approximately \$70,000 to the reserve requirements. Eventually the buildings will have to be repaired using the recommended procedures. Most associations are not properly funded to take on the recommended maintenance and repair procedures for stucco and end up settling for the less costly procedure, which is painting, with the hopes that the paint application will extend the life of the stucco at least 2 paint cycles before they have to bit the big bullet. ***The first paint cycle occurred in 2010, and the painting recommended in 2017 would be the 2nd paint cycle, and the stucco recoat should be included in the reserve study to occur in 2022.***

The following sets forth the painting work scope used to establish the cost estimate for this reserve study.

The specifications for painting are as follows: (Both siding and stucco buildings)

- a. All surfaces to be painted will be power washed to remove any of the loose and peeling paint, as well as any dirt or soil residue. Care will be taken to protect and maintain the surface integrity of the building materials.
- b. Wire brush and scrape the existing surface to remove remaining peeling, flaking and loose material.
- c. Spot prime any bare wood or metal surface, as needed, prior to painting, with manufactured recommended primer.
- d. Caulking: Replace existing caulking, as needed.
- e. Apply Elastomeric sealer to the top of the caps on the stucco walls and window sills.

Paint Application. (Please note recommended application of paint to siding verses stucco)

- a. Prepare all surfaces to Benjamin Moore painting specifications. (Sherwin Williams has compatible products)
- b. **Hardie Sided Buildings. Two Coat Painting System**---Apply second coat of paint after the first coat has dried. Each coat of paint / stain is applied at 2 mils thick.
- c. **Stucco Buildings. Two Coat Spray and Back Roll Painting System**---The first coat of paint is applied with an airless sprayer and immediately hand - rolled (back - rolled) into the stucco surface. This process pushes paint into the cracks and voids and around nail heads and other small openings in the stucco and trim that permit moisture penetration. After manufacturers recommended dry time the second coat is spray applied.
No "wet on wet" coat applications will be completed. This application is not recommended by the paint manufacturer's and it does not meet the paint manufacturer's warranty.
- d. Care will be taken to prevent over spray on the roofs, windows, or any other surface not designated to receive paint.
- e. Site clean shall be completed daily. Ladders will be taken down and stored in a safe place.
- f. All suggestions or requirements of the paint manufacturer or their representative will be strictly complied with.
- g. Extra work such as extra painting and carpentry shall be completed at a time and materials rate.
- h. Any notification or notices etc., will be generated and distributed to the homeowner by the contractor. The notices that a homeowner will receive will be power washing notice, carpentry

- repair notice (if applicable), and a painting notice.
- i. Contractor does not warranty or guarantee the paint application on fences and horizontals, i.e., floors, decks, window sills, steps, railing caps, handrails, exposed trim boards, and substrate that are in poor condition.

Recommended Materials.

Benjamin Moore (or compatible Sherwin Williams products)

Ultra Spec Exterior Satin Finish

Ultra Spec Exterior Flat Finish

Fresh Start Multi-Purpose Latex Primer

Exterior Alkyd Wood Primer

Dap Power Point 200 Elastomeric Caulk

Universal Rust Inhibitive Primer

Super Spec HD DTM Alkyd Semi-Gloss Enamel

Recommendation. The Association basically has three choices. The assumption is that the work will be completed under one contract moving from one completed building to another.

- Option 1. Paint all stucco and siding surfaces as set for in the above work scope and procedures. **\$266,067.**
- Option 2. Paint all siding surfaces as set forth above, and all stucco surfaces using a stucco product referred to herein and called "Demandit Coating". **\$335,357.**
- Option 3. Paint all siding surfaces as set forth above, and recoat the stucco surfaces with fiberglass mesh extended into the base coat with new finish coat. **\$436,852.**

A-REG recommends Option 1, at an estimated cost of 266,067. This work should be completed in 2017.

Concrete Repairs:

The concrete throughout the association buildings are for the most part is in good condition. Deferred maintenance has created a back log of repairs, however, if properly funded and monitored, concrete repairs should be addressed in the annual operating budget. The deferred maintenance includes both sidewalks and steps leading into the unit, and include the following:

- Concrete is spalling
- Concrete is cracked
- Concrete has settled creating ice buildup, trip and slip hazards.
- Concrete has raised creating trip hazards
- In some areas, large chunks of concrete have broken away from slab creating hazard

A-REG has prepared a summary of the above referenced items by location and the cost estimate to bring all areas up to par now would cost

Recommendation. Based on our assessment, the Association should spend approximately \$10 - 12,000 in 2015 to make needed repairs. This will bring the concrete repairs current and significantly reduce the

liability issues that are currently present. Recommend budgeting between \$5000 and \$7500 on an annual basis to keep up on future concrete repairs.

Landscape Repairs:

This reserve study does not include landscape repairs and or replacements. Since the property is fully landscaped, all repairs should be included in the annual operating budget.



Legend:
Bath Tub/Swimming Pool Decks
Units Measured for Gutter & Down Spout Measurements

NOTES:
11 Stucco Buildings
7 Siding Buildings

Stapleton Building Breakdown									
Building Number (Type Unit)	17	18	19	20	23	24	25	26	27
Type Unit	(C-6 Unit)	(MR-4 Unit)	(V-4 Unit)	(MR-6)	(ER-6 Unit)	(MR-4 Unit)	(V-6 Unit)	(MR-6 Unit)	(V-6 Unit)
Building Model	Colonial	Mediterranean Revival	Victorian	Mediterranean Revival	English Revival	Mediterranean Revival	Victorian	Mediterranean Revival	Victorian
Roof Type	Shingle	Tile	Shingle	Tile	Shingle	Tile	Shingle	Tile	Shingle
Exterior Finish	Cement Fiber Siding	Stucco	Cement Fiber Siding	Stucco	Stone/Stucco	Stucco	Cement Fiber Siding	Stucco	Cement Fiber Siding
Accurate Elevation Plans	Y	Y	N	N	N	Y	Y	N	Y
Linear Feet (LF) Gutters	402.10	448.70	401.20	633.00	425.50	448.70	601.00	633.00	591.80
Linear Feet (LF) Down Spouts	342.00	268.00	229.00	346.00	333.00	244.00	320.00	354.00	287.00
Unit Breakdown by Address	2604 Roslyn St.	7551 E. 26th Ave.	7611 E. 26th Ave.	2607 Syracuse St.	2576 Syracuse St.	2548 Syracuse St.	2538 Syracuse St.	7702 E. 25th Ave.	2458 Syracuse St.
	2614 Roslyn St.	7561 E. 26th Ave.	7621 E. 26th Ave.	2617 Syracuse St.	2578 Syracuse St.	2566 Syracuse St.	2528 Syracuse St.	7794 E. 25th Ave.	2456 Syracuse St.
	7511 E. 26th Ave.	7571 E. 26th Ave.	7631 E. 26th Ave.	7651 E. 26th Ave.	2588 Syracuse St.	2568 Syracuse St.	2518 Syracuse St.	2498 Syracuse St.	2448 Syracuse St.
	7521 E. 26th Ave.	7581 E. 26th Ave.	7641 E. 26th Ave.	7661 E. 26th Ave.	2598 Syracuse St.	2558 Syracuse St.	2508 Syracuse St.	2488 Syracuse St.	2446 Syracuse St.
	7531 E. 26th Ave.			7671 E. 26th Ave.	7700 E. 26th Ave.		7703 E. 25th Ave.	2468 Syracuse St.	2438 Syracuse St.
	7541 E. 26th Ave.			7681 E. 26th Ave.	7702 E. 26th Ave.		7705 E. 25th Ave.	2466 Syracuse St.	2436 Syracuse St.

Building Number (Type Unit)	28	29	30	31	32	33	34	35	36
Type Unit	(ER-6 Unit)	(ER-6 Unit)	(V-4 Unit)	(MR-6 Unit)	(V-6 unit)	(C-6 Unit)	(ER-6 Unit)	(MR-4 Unit)	(MR-6 Unit)
Building Model	English Revival	English Revival	Victorian	Mediterranean Revival	Victorian	Colonial	English Revival	Mediterranean Revival	English Revival
Roof Type	Shingle	Shingle	Shingle	Tile	Shingle	Shingle	Shingle	Tile	Tile
Exterior Finish	Stone/Stucco	Stone/Stucco	Cement Fiber Siding	Stucco	Cement Fiber Siding	Cement Fiber Siding	Stone/Stucco	Stucco	Stucco
Accurate Elevation Plans	N	N	N	N	Y	Y	N	Y	N
Linear Feet (LF) Gutters	425.00	444.40	401.20	633.00	554.80	402.10	444.40	448.70	633.00
Linear Feet (LF) Down Spouts	352.00	382.00	234.00	346.00	293.00	366.00	399.00	279.00	337.00
Unit Breakdown by Address	2428 Syracuse St.	8080 E. 29th Ave.	8089 E. 28th Pl.	8088 E. 28th Pl.	8085 E. 28th Ave.	2820 Ulster St.	8098 E. 28th Pl.	2868 Ulster St.	8100 E. 29th Pl.
	2426 Syracuse St.	8090 E. 29th Ave.	8099 E. 28th Pl.	8098 E. 28th Pl.	8095 E. 28th Ave.	2818 Ulster St.	8108 E. 28th Pl.	2858 Ulster St.	8102 E. 29th Pl.
	2418 Syracuse St.	2875 Ulster St.	2857 Ulster St.	2827 Ulster St.	2819 Ulster St.	2808 Ulster St.	8118 E. 28th Pl.	8109 E. 28th Pl.	2870 Ulster St.
	2408 Syracuse St.	2877 Ulster St.	2867 Ulster St.	2829 Ulster St.	2817 Ulster St.	2810 Ulster St.	2828 Ulster St.	8119 E. 28th Pl.	2878 Ulster St.
	7707 E. 24th Ave.	2885 Ulster St.		2837 Ulster St.	2807 Ulster St.	8105 E. 28th Ave.	2838 Ulster St.		2880 Ulster St.
	7717 E. 24th Ave.	2887 Ulster St.		2839 Ulster St.	2809 Ulster St.	8115 E. 28th Ave.	2840 Ulster St.		2888 Ulster St.

NOTES:



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Stapleton Mansion Homes II

7 Year - Capital Reserve Budget Summary

10/28/2015

Building No.	Number Units	Bldg Model Description	Roof Type	Exterior Finish	Gutter R&R	DownSpout R&R	Painting Siding and Stucco	Stucco Recoat	Concrete R&R	Totals
17	6	Colonial	Shingle Roof	Siding	\$ 2,614	\$ 2,223	\$ 14,719	\$ -	\$ -	\$ 19,555
18	4	Mediterranean Revival	Tile Roof	Stucco	\$ 2,917	\$ 1,742	\$ 11,322	\$ 20,967	\$ -	\$ 36,948
19	4	Victorian	Shingle Roof	Siding	\$ 2,608	\$ 1,489	\$ 10,567	\$ -	\$ -	\$ 14,664
20	6	Mediterranean Revival	Tile Roof	Stucco	\$ 4,115	\$ 2,249	\$ 16,983	\$ 27,569	\$ -	\$ 50,916
23	6	English Revival	Shingle Roof	Stone / Stucco	\$ 2,766	\$ 2,165	\$ 16,606	\$ 20,180	\$ -	\$ 41,716
24	4	Mediterranean Revival	Tile Roof	Stucco	\$ 2,917	\$ 1,586	\$ 11,322	\$ 19,187	\$ -	\$ 35,012
25	6	Victorian	Shingle Roof	Siding	\$ 3,907	\$ 2,080	\$ 15,851	\$ -	\$ -	\$ 21,837
26	6	Mediterranean Revival	Tile Roof	Stucco	\$ 4,115	\$ 2,301	\$ 16,983	\$ 20,967	\$ -	\$ 44,366
27	6	Victorian	Shingle Roof	Siding	\$ 3,847	\$ 1,866	\$ 15,851	\$ -	\$ -	\$ 21,563
28	6	English Revival	Shingle Roof	Stone / Stucco	\$ 2,763	\$ 2,288	\$ 16,606	\$ 19,600	\$ -	\$ 41,256
29	6	English Revival	Shingle Roof	Stone / Stucco	\$ 2,889	\$ 2,483	\$ 16,606	\$ 20,180	\$ -	\$ 42,157
30	4	Victorian	Shingle Roof	Siding	\$ 2,608	\$ 1,521	\$ 10,567	\$ -	\$ -	\$ 14,696
31	6	Mediterranean Revival	Tile Roof	Stucco	\$ 4,115	\$ 2,249	\$ 16,983	\$ 29,193	\$ -	\$ 52,540
32	6	Victorian	Shingle Roof	Siding	\$ 3,606	\$ 1,905	\$ 15,851	\$ -	\$ -	\$ 21,362
33	6	Colonial	Shingle Roof	Siding	\$ 2,614	\$ 2,379	\$ 14,719	\$ -	\$ -	\$ 19,711
34	6	English Revival	Shingle Roof	Stone / Stucco	\$ 2,889	\$ 2,594	\$ 16,606	\$ 18,416	\$ -	\$ 40,504
35	4	Mediterranean Revival	Tile Roof	Stucco	\$ 2,917	\$ 1,814	\$ 11,322	\$ 23,159	\$ -	\$ 39,211
36	6	English Revival	Tile Roof	Stucco	\$ 4,115	\$ 2,191	\$ 16,606	\$ 29,272	\$ -	\$ 52,183
Totals					58,315	\$ 37,122	\$ 266,067	\$ 248,690	\$ -	\$ 610,194



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Stapleton Mansion Homes II

Seven (7) Year Allocation Plan

10/28/2015

No.	Description	Work Scope	7 Year Budget	Yr 1 2016	Yr 2 2017	Yr 3 2018	Yr 4 2019	Yr 5 2020	Yr 6 2021	Yr 7 2022	Total Amount Allocated
1	Gutters	Remove & Replace	\$ 58,315		\$ -	\$ -	\$ -	\$ 58,315	\$ -	\$ -	\$ 58,315
2	Down Spouts	Remove & Replace	\$ 37,122	\$ -	\$ -	\$ -	\$ -	\$ 37,122	\$ -	\$ -	\$ 37,122
3	Painting	Both Siding & Stucco	\$ 266,067	\$ -	\$ 266,067	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 266,067
4	Stucco	Repairs & Recoat	\$ 248,689	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248,689	\$ 248,689
5	Concrete Repairs			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	Landscaping			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	Light Fixtures			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8	Other			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

7 Year Budget

\$ 610,193

Annual Allocation

\$ -	\$ 266,067	\$ -	\$ -	\$ 95,437	\$ -	\$ 248,689	\$ 610,193
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STAPELTON MANSION HOMES II

GUTTER & DOWN SPOUT COST ESTIMATE

10/28/2015

Remove and Replace

Unit Cost Pricing Provided By:
Colorado Seamless Gutters

Assumptions	5"	6"
Gutters	\$ 6.00	\$ 6.50

Assumptions	2X3	3X4
Downspouts	\$ 6.00	\$ 6.50

Building #	Unit Description
17	(C-6 Unit, Colonial, Shingle Roof)
18	(MR-4 Unit, Mediterranean Revival, Tile Roof)
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25	(V-6 Unit, Victorian, Shingle Roof)
26	(MR-6 Unit, Mediterranean Revival, Tile Roof)
27	(V-6 Unit, Victorian, Shingle Roof)
28	(ER-6 Unit, English Revival, Shingle Roof)
29	(ER-6 Unit, English Revival, Shingle Roof)
30	(V-4 Unit, Victorian, Shingle Roof)
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32	(V-6 Unit, Victorian, Shingle Roof)
33	(C-6 Unit, Colonial, Shingle Roof)
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36	(MR-6 Unit, English Revival, Tile Roof)

GUTTERS		
Linear Feet (LF)	5"	6"
402.10	\$ 2,412.60	\$ 2,613.65
448.70	\$ 2,692.20	\$ 2,916.55
401.20	\$ 2,407.20	\$ 2,607.80
633.00	\$ 3,798.00	\$ 4,114.50
425.50	\$ 2,553.00	\$ 2,765.75
448.70	\$ 2,692.20	\$ 2,916.55
601.00	\$ 3,606.00	\$ 3,906.50
633.00	\$ 3,798.00	\$ 4,114.50
591.80	\$ 3,550.80	\$ 3,846.70
425.00	\$ 2,550.00	\$ 2,762.50
444.40	\$ 2,666.40	\$ 2,888.60
401.20	\$ 2,407.20	\$ 2,607.80
633.00	\$ 3,798.00	\$ 4,114.50
554.80	\$ 3,328.80	\$ 3,606.20
402.10	\$ 2,412.60	\$ 2,613.65
444.40	\$ 2,666.40	\$ 2,888.60
448.70	\$ 2,692.20	\$ 2,916.55
633.00	\$ 3,798.00	\$ 4,114.50

DOWN SPOUTS		
Linear Feet (LF)	2X3	3X4
342.00	\$ 2,052.00	\$ 2,223.00
268.00	\$ 1,608.00	\$ 1,742.00
229.00	\$ 1,374.00	\$ 1,488.50
346.00	\$ 2,076.00	\$ 2,249.00
333.00	\$ 1,998.00	\$ 2,164.50
244.00	\$ 1,464.00	\$ 1,586.00
320.00	\$ 1,920.00	\$ 2,080.00
354.00	\$ 2,124.00	\$ 2,301.00
287.00	\$ 1,722.00	\$ 1,865.50
352.00	\$ 2,112.00	\$ 2,288.00
382.00	\$ 2,292.00	\$ 2,483.00
234.00	\$ 1,404.00	\$ 1,521.00
346.00	\$ 2,076.00	\$ 2,249.00
293.00	\$ 1,758.00	\$ 1,904.50
366.00	\$ 2,196.00	\$ 2,379.00
399.00	\$ 2,394.00	\$ 2,593.50
279.00	\$ 1,674.00	\$ 1,813.50
337.00	\$ 2,022.00	\$ 2,190.50

TOTALS:	8971.60	\$ 53,829.60	\$ 58,315.40
		Average	\$ 56,073

TOTALS:	5711.00	\$ 34,266.00	\$ 37,121.50
		Average	\$ 35,694

NOTES: 1. Colorado Seamless Gutter (Damon Cook)
 1a. Recommended Spanish Style Bldg w/ Tile. Roofs be changed out to 6" gutters and 3X4 down spouts.
 1b. Recommended Assphault Shingle Roof be kept at 5" gutter, but increase down spout size to 3X4.
 2

Stapleton II - Paint Bid (All Buildings)

Cost Per Unit	Average	2,158
Mark-Up		25.80%
Revised Cost Per Unit	\$	2,715

Stapleton Mansion Homes II

10/28/2015

Paint Cost Estimate - All Buildings

Painting Contractor Cost Only

Building	Design	Size		Sq Ft	Floors	Total Sq Ft	Units	Cost Per Unit	Cost Per Building	Cost Per SqFt	W/Markup	W/Markup
		Width	Length								Cost Per Unit	Cost Per Building
17	Colonial	90	80	7,200	2	14,400	6	\$ 1,950	\$ 11,700	\$ 0.81	\$ 2,453	\$ 14,719
18	Mediterranean	64	80	5,120	2	10,240	4	\$ 2,250	\$ 9,000	\$ 0.88	\$ 2,831	\$ 11,322
19	Victorian	64	80	5,120	2	10,240	4	\$ 2,100	\$ 8,400	\$ 0.82	\$ 2,642	\$ 10,567
20	Mediterranean	90	80	7,200	2	14,400	6	\$ 2,250	\$ 13,500	\$ 0.94	\$ 2,831	\$ 16,983
23	English	90	80	7,200	2	14,400	6	\$ 2,200	\$ 13,200	\$ 0.92	\$ 2,768	\$ 16,606
24	Mediterranean	64	80	5,120	2	10,240	4	\$ 2,250	\$ 9,000	\$ 0.88	\$ 2,831	\$ 11,322
25	Victorian	90	80	7,200	2	14,400	6	\$ 2,100	\$ 12,600	\$ 0.88	\$ 2,642	\$ 15,851
26	Mediterranean	90	80	7,200	2	14,400	6	\$ 2,250	\$ 13,500	\$ 0.94	\$ 2,831	\$ 16,983
27	Victorian	90	80	7,200	2	14,400	6	\$ 2,100	\$ 12,600	\$ 0.88	\$ 2,642	\$ 15,851
28	English	90	80	7,200	2	14,400	6	\$ 2,200	\$ 13,200	\$ 0.92	\$ 2,768	\$ 16,606
29	English	90	80	7,200	2	14,400	6	\$ 2,200	\$ 13,200	\$ 0.92	\$ 2,768	\$ 16,606
30	Victorian	64	80	5,120	2	10,240	4	\$ 2,100	\$ 8,400	\$ 0.82	\$ 2,642	\$ 10,567
31	Mediterranean	90	80	7,200	2	14,400	6	\$ 2,250	\$ 13,500	\$ 0.94	\$ 2,831	\$ 16,983
32	Victorian	90	80	7,200	2	14,400	6	\$ 2,100	\$ 12,600	\$ 0.88	\$ 2,642	\$ 15,851
33	Colonial	90	80	7,200	2	14,400	6	\$ 1,950	\$ 11,700	\$ 0.81	\$ 2,453	\$ 14,719
34	English	90	80	7,200	2	14,400	6	\$ 2,200	\$ 13,200	\$ 0.92	\$ 2,768	\$ 16,606
35	Mediterranean	64	80	5,120	2	10,240	4	\$ 2,250	\$ 9,000	\$ 0.88	\$ 2,831	\$ 11,322
36	English	90	80	7,200	2	14,400	6	\$ 2,200	\$ 13,200	\$ 0.92	\$ 2,768	\$ 16,606
							238,400	98	\$ 211,500	\$ 0.89	\$ 266,067.00	

\$ 266,067.00
W/Markup

Contractor Markup Summary

Overhead, Profit & General Conditions	Amount
General Conditions & Supervision	7.00% \$ 14,805
Mobilization	1.00% \$ 2,115
Contingency	5.00% \$ 10,575
Overhead	6.00% \$ 12,690
Profit	6.00% \$ 12,690
Permits	0.80% \$ 1,692
Total	25.80% \$ 54,567

1.258



Cost Per Unit	Average	3,295
Contingency	%	25.80%
Revised Budget Cost Per Unit	\$	4,145

Stapleton Mansion Homes II

10/28/2015

Stucco Recoat Cost Estimate

Building No.	Building Model Design	Exterior Finish	Size		Sq Ft	Floors	Total Sq Ft	N/A Units	Units	Cost Per Unit	Stucco Cost / Bldg	Cost Per SqFt	W/Markup	W/Markup
			Width	Length									Cost Per Unit	Stucco Cost / Bldg
17	Colonial	Siding	90	80	7,200	2	14,400	6		\$ -	\$ -	\$ -	\$ -	\$ -
18	Mediterranean	Stucco	64	80	5,120	2	10,240		4	\$ 4,167	\$ 16,667	\$ 1.63	\$ 5,242	\$ 20,967
19	Victorian	Siding	64	80	5,120	2	10,240	4		\$ -	\$ -	\$ -	\$ -	\$ -
20	Mediterranean	Stucco	90	80	7,200	2	14,400		6	\$ 3,653	\$ 21,915	\$ 1.52	\$ 4,595	\$ 27,569
23	English	Stone/Stucco	90	80	7,200	2	14,400		6	\$ 2,674	\$ 16,041	\$ 1.11	\$ 3,363	\$ 20,180
24	Mediterranean	Stucco	64	80	5,120	2	10,240		4	\$ 3,813	\$ 15,252	\$ 1.49	\$ 4,797	\$ 19,187
25	Victorian	Siding	90	80	7,200	2	14,400	6		\$ -	\$ -	\$ -	\$ -	\$ -
26	Mediterranean	Stucco	90	80	7,200	2	14,400		6	\$ 2,778	\$ 16,667	\$ 1.16	\$ 3,495	\$ 20,967
27	Victorian	Siding	90	80	7,200	2	14,400	6		\$ -	\$ -	\$ -	\$ -	\$ -
28	English	Stone/Stucco	90	80	7,200	2	14,400		6	\$ 2,597	\$ 15,580	\$ 1.08	\$ 3,267	\$ 19,600
29	English	Stone/Stucco	90	80	7,200	2	14,400		6	\$ 2,674	\$ 16,041	\$ 1.11	\$ 3,363	\$ 20,180
30	Victorian	Siding	64	80	5,120	2	10,240	4		\$ -	\$ -	\$ -	\$ -	\$ -
31	Mediterranean	Stucco	90	80	7,200	2	14,400		6	\$ 3,868	\$ 23,206	\$ 1.61	\$ 4,866	\$ 29,193
32	Victorian	Siding	90	80	7,200	2	14,400	6		\$ -	\$ -	\$ -	\$ -	\$ -
33	Colonial	Siding	90	80	7,200	2	14,400	6		\$ -	\$ -	\$ -	\$ -	\$ -
34	English	Stone/Stucco	90	80	7,200	2	14,400		6	\$ 2,440	\$ 14,639	\$ 1.02	\$ 3,069	\$ 18,416
35	Mediterranean	Stucco	64	80	5,120	2	10,240		4	\$ 4,602	\$ 18,409	\$ 1.80	\$ 5,790	\$ 23,159
36	English	Stone / Stucco	90	80	7,200	2	14,400		6	\$ 3,878	\$ 23,269	\$ 1.62	\$ 4,879	\$ 29,272

238,400	38	60	\$ 197,686	\$ 0.83	\$ 248,688.99
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Contractor Markup Summary

60

Totals: \$ 248,688.99

Overhead, Profit & General Conditions	Amount
General Conditions & Supervision	7.00% \$ 13,838
Mobilization	1.00% \$ 1,977
Contingency	5.00% \$ 9,884
Overhead	6.00% \$ 11,861
Profit	6.00% \$ 11,861
Permits	0.80% \$ 1,581
Total	25.80% \$ 51,003