



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 2, 2017



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SUMMARY – COST ESTIMATES / REVENUE

CAPITAL RESERVE STUDY 2018 – 2022, PREPARED SEPTEMBER 2017

As of July 31, 2017, the Association's financials show \$341,000 accrued in the Capital Reserve Account. It is projected that in the remainder of 2017 approximately \$12,000 from operations will be added to this account bringing the total to approximately \$353,000 on December 31, 2017. It is anticipated that that operations will continue to add to this Account over the next five years. The purpose of this study is 1) to analyze the capital improvements (components) required over the next 5 years to maintain the Association's property in good condition and repair, 2) estimate the cost of this work, and 3) assure that funds are available to make the improvements in a timely manner. The Study is a projection and estimate based on current conditions; as these are subject to change in the future, the Study should be reviewed annually and revised as needed.

The Association has engaged the services of Affiliated Real Estate Group (AREG) to provide technical assistance and advice in preparing this Study. AREG is a licensed contractor with extensive experience in repair, maintenance, and construction of office, apartment, and condominium buildings – the company is familiar with the Mansion Homes buildings having performed extensive maintenance work, including upper deck repairs, exterior painting and resurfacing. This knowledge and experience is helpful in preparing this Study.

Inspection and Analysis of the Association's buildings has established the following components and cost estimates for the period 2018 – 2022:

<u>Components</u>	<u>Cost Estimate</u>
1. Replace dead/missing Street trees	\$ 20,000
2. Remove & replace gutters and downspouts	\$104,000
3. Repair, caulk, paint, stucco, resurface all buildings as needed	<u>\$310,000</u>
Total Cost Estimate	<u><u>\$434,000</u></u>

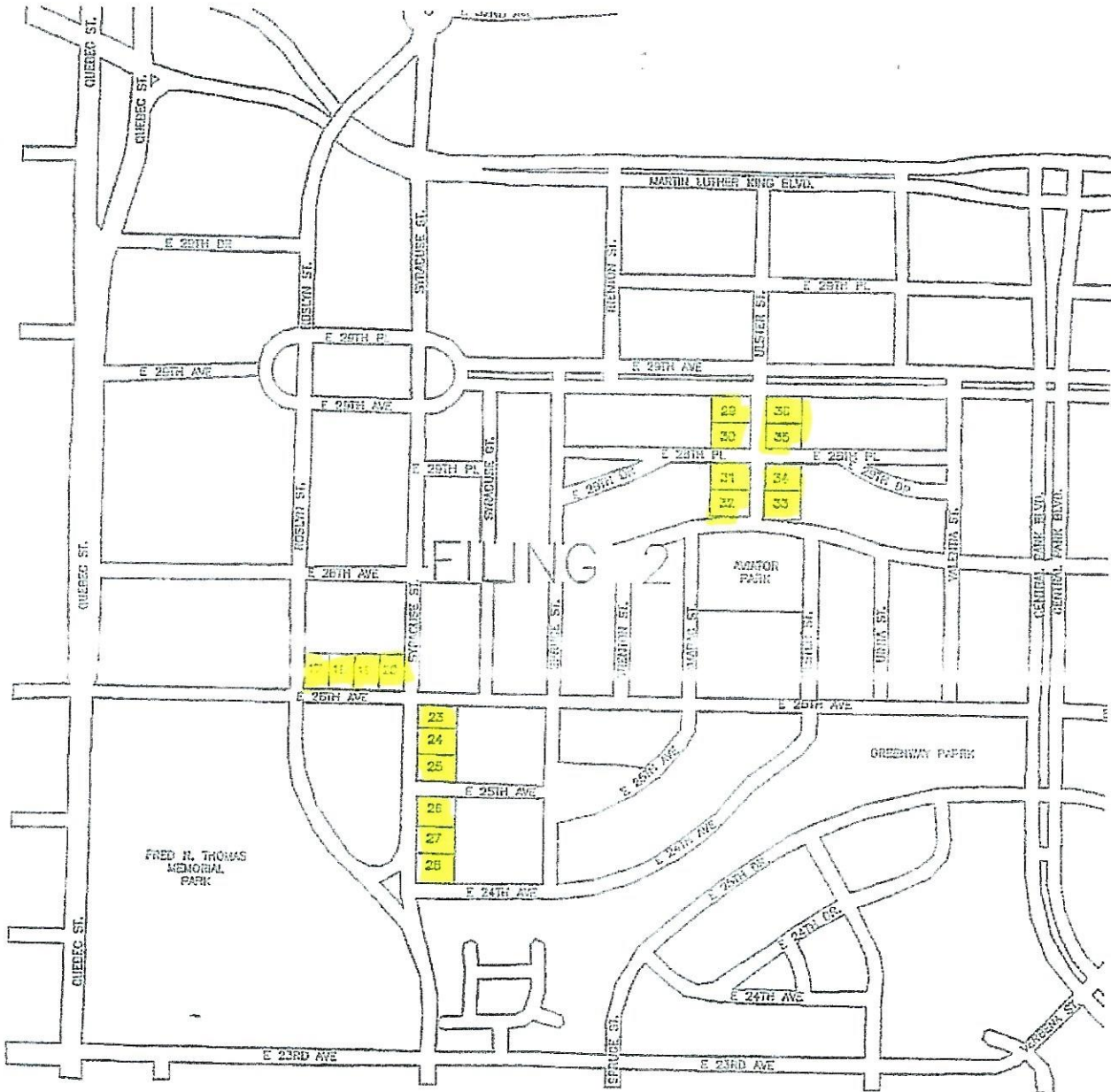
Projected Capital Reserve funds available for the work, 2018-2022:

1. Reserve Account, December 31, 2017	\$353,000
2. Contributions to Reserves 2018 -2022	<u>215,000</u>
Total	<u><u>\$563,000</u></u>

Five Year Projection, Reserve Income and Expenditure

	Beginning Balance	Contributions	Expenditures	Ending Balance
2018	353,000	43,000	145,000	251,000
2019	278,000	43,000	145,000	149,000
2020	203,000	43,000	145,000	47,000
2021	47,000	43,000	0	90,000
2022	90,000	43,000	0	133,000

The Board will meet annually or more frequently to schedule and contract for the work and monitor the reserves in order to complete the work in an orderly and timely manner and assure that adequate reserves are in place to meet unexpected needs.



NOT FOR
CONSTRUCTION



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STAPLE
FILING
SITE PL

SEH PROJECT NO.
110491

Stapleton II Capital Reserve Study



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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).



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Legend:

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

NOTES:

1.1 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.	2588 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.
	7591 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.	8089 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.		2860 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:

9/30/2017

Findings & Recommendations

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 in 2017. Some gutters and down spouts need to be replaced sooner rather than later, however, the gutters and down spouts as a whole have some life left, but are rusting out. 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 **\$102,778 (\$62,801 and \$39,977)** to change out all gutters and downspouts in 2018.

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 \$20,000 to \$30,000 in calendar year 2018 to make the needed repairs if replacement is not approved for 2018. 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 \$80,000 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 2018 would be the 2nd paint cycle, and the stucco recoat should be included in the reserve study to occur prior to 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. **\$287,352.**
- 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". **\$365,216.**
- 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. **\$456,852.**

A-REG recommends Option 1, at an estimated cost of 287,352. This work should commence in 2018.

Concrete Repairs:

The concrete throughout the association buildings are for the most part 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 \$20 - 25,000 in 2017 to make needed repairs before winter. 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.

Stair and Porch Railings:

This reserve study does not include costs of installing new exterior stair and porch railings. This cost is being considered as an operating cost and will be completed using funds allocated in the annual operating budget.



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Stapleton Mansion Homes II

7 Year - Capital Reserve Budget Summary

9/30/2017

Building No.	Number Units	Bldg Model Description	Roof Type	Exterior Finish	Gutter R&R	DownSpout R&R	Painting Siding and Stucco	Concrete R&R	Totals
17	6	Colonial	Shingle Roof	Siding	\$ 2,815	\$ 2,394	\$ 15,896	\$ -	\$ 21,105
18	4	Mediterranean Revival	Tile Roof	Stucco	\$ 3,141	\$ 1,876	\$ 12,228	\$ -	\$ 17,245
19	4	Victorian	Shingle Roof	Siding	\$ 2,808	\$ 1,603	\$ 11,413	\$ -	\$ 15,824
20	6	Mediterranean Revival	Tile Roof	Stucco	\$ 4,431	\$ 2,422	\$ 18,342	\$ -	\$ 25,195
23	6	English Revival	Shingle Roof	Stone / Stucco	\$ 2,979	\$ 2,331	\$ 17,934	\$ -	\$ 23,244
24	4	Mediterranean Revival	Tile Roof	Stucco	\$ 3,141	\$ 1,708	\$ 12,228	\$ -	\$ 17,077
25	6	Victorian	Shingle Roof	Siding	\$ 4,207	\$ 2,240	\$ 17,119	\$ -	\$ 23,566
26	6	Mediterranean Revival	Tile Roof	Stucco	\$ 4,431	\$ 2,478	\$ 18,342	\$ -	\$ 25,251
27	6	Victorian	Shingle Roof	Siding	\$ 4,143	\$ 2,009	\$ 17,119	\$ -	\$ 23,270
28	6	English Revival	Shingle Roof	Stone / Stucco	\$ 2,975	\$ 2,464	\$ 17,934	\$ -	\$ 23,373
29	6	English Revival	Shingle Roof	Stone / Stucco	\$ 3,111	\$ 2,674	\$ 17,934	\$ -	\$ 23,719
30	4	Victorian	Shingle Roof	Siding	\$ 2,808	\$ 1,638	\$ 11,413	\$ -	\$ 15,859
31	6	Mediterranean Revival	Tile Roof	Stucco	\$ 4,431	\$ 2,422	\$ 18,342	\$ -	\$ 25,195
32	6	Victorian	Shingle Roof	Siding	\$ 3,884	\$ 2,051	\$ 17,119	\$ -	\$ 23,053
33	6	Colonial	Shingle Roof	Siding	\$ 2,815	\$ 2,562	\$ 15,896	\$ -	\$ 21,273
34	6	English Revival	Shingle Roof	Stone / Stucco	\$ 3,111	\$ 2,793	\$ 17,934	\$ -	\$ 23,838
35	4	Mediterranean Revival	Tile Roof	Stucco	\$ 3,141	\$ 1,953	\$ 12,228	\$ -	\$ 17,322
36	6	English Revival	Tile Roof	Stucco	\$ 4,431	\$ 2,359	\$ 17,934	\$ -	\$ 24,724

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Totals

\$ 62,801	\$ 39,977	\$ 287,352	\$ -	\$ 390,131
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Stapleton Mansion Homes II

Alternate 7 Year - Capital Reserve Budget Summary

Paint and Stucco - Different Application

9/30/2017

Building No.	Number Units	Bldg Model Description	Roof Type	Exterior Finish	Gutter R&R	DownSpout R&R	Painting Siding	Stucco Recoat	Concrete R&R	Totals
17	6	Colonial	Shingle Roof	Siding	\$ 2,815	\$ 2,394	\$ 15,896	\$ -	\$ -	\$ 21,105
18	4	Mediterranean Revival	Tile Roof	Stucco	\$ 3,141	\$ 1,876	\$ -	\$ 22,376	\$ -	\$ 27,393
19	4	Victorian	Shingle Roof	Siding	\$ 2,808	\$ 1,603	\$ 11,413	\$ -	\$ -	\$ 15,824
20	6	Mediterranean Revival	Tile Roof	Stucco	\$ 4,431	\$ 2,422	\$ -	\$ 27,569	\$ -	\$ 34,422
23	6	English Revival	Shingle Roof	Stone / Stucco	\$ 2,979	\$ 2,331	\$ -	\$ 20,180	\$ -	\$ 25,489
24	4	Mediterranean Revival	Tile Roof	Stucco	\$ 3,141	\$ 1,708	\$ -	\$ 22,195	\$ -	\$ 27,044
25	6	Victorian	Shingle Roof	Siding	\$ 4,207	\$ 2,240	\$ 17,119	\$ -	\$ -	\$ 23,566
26	6	Mediterranean Revival	Tile Roof	Stucco	\$ 4,431	\$ 2,478	\$ -	\$ 23,054	\$ -	\$ 29,963
27	6	Victorian	Shingle Roof	Siding	\$ 4,143	\$ 2,009	\$ 17,119	\$ -	\$ -	\$ 23,270
28	6	English Revival	Shingle Roof	Stone / Stucco	\$ 2,975	\$ 2,464	\$ -	\$ 19,923	\$ -	\$ 25,362
29	6	English Revival	Shingle Roof	Stone / Stucco	\$ 3,111	\$ 2,674	\$ -	\$ 21,244	\$ -	\$ 27,029
30	4	Victorian	Shingle Roof	Siding	\$ 2,808	\$ 1,638	\$ 11,413	\$ -	\$ -	\$ 15,859
31	6	Mediterranean Revival	Tile Roof	Stucco	\$ 4,431	\$ 2,422	\$ -	\$ 29,193	\$ -	\$ 36,046
32	6	Victorian	Shingle Roof	Siding	\$ 3,884	\$ 2,051	\$ 17,119	\$ -	\$ -	\$ 23,053
33	6	Colonial	Shingle Roof	Siding	\$ 2,815	\$ 2,562	\$ 15,896	\$ -	\$ -	\$ 21,273
34	6	English Revival	Shingle Roof	Stone / Stucco	\$ 3,111	\$ 2,793	\$ -	\$ 20,258	\$ -	\$ 26,161
35	4	Mediterranean Revival	Tile Roof	Stucco	\$ 3,141	\$ 1,953	\$ -	\$ 23,979	\$ -	\$ 29,073
36	6	English Revival	Tile Roof	Stucco	\$ 4,431	\$ 2,359	\$ -	\$ 29,272	\$ -	\$ 36,062

98 **Totals**

\$ 62,801	\$ 39,977	\$ 105,974	\$ 259,242	\$ -	\$ 467,994
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STAPELTON MANSION HOMES II

GUTTER & DOWN SPOUT COST ESTIMATE

9/30/2017

Remove and Replace

Unit Cost Pricing Provided By:	
Colorado Seamless Gutters	

Assumptions	5"	6"
Gutters	\$ 6.00	\$ 7.00

Assumptions	2X3	3X4
Downspouts	\$ 6.00	\$ 7.00

Building #	Unit Description	GUTTERS	
		5"	6"
17	(C-6 Unit, Colonial, Shingle Roof)	\$ 2,412.60	\$ 2,814.70
18	(MR-4 Unit, Mediterranean Revival, Tile Roof)	\$ 2,692.20	\$ 3,140.90
19	(V-4 Unit, Victorian, Shingle Roof)	\$ 2,407.20	\$ 2,808.40
20	(MR-6 Unit, Mediterranean Revival, Tile Roof)	\$ 3,798.00	\$ 4,431.00
23	(ER-6 Unit, English Revival, Shingle Roof)	\$ 2,553.00	\$ 2,978.50
24	(MR-4 Unit, Mediterranean Revival, Tile Roof)	\$ 2,692.20	\$ 3,140.90
25	(V-6 Unit, Victorian, Shingle Roof)	\$ 3,606.00	\$ 4,207.00
26	(MR-6 Unit, Mediterranean Revival, Tile Roof)	\$ 3,798.00	\$ 4,431.00
27	(V-6 Unit, Victorian, Shingle Roof)	\$ 3,550.80	\$ 4,142.60
28	(ER-6 Unit, English Revival, Shingle Roof)	\$ 2,550.00	\$ 2,975.00
29	(ER-6 Unit, English Revival, Shingle Roof)	\$ 2,666.40	\$ 3,110.80
30	(V-4 Unit, Victorian, Shingle Roof)	\$ 2,407.20	\$ 2,808.40
31	(MR-6 Unit, Mediterranean Revival, Tile Roof)	\$ 3,798.00	\$ 4,431.00
32	(V-6 Unit, Victorian, Shingle Roof)	\$ 3,328.80	\$ 3,883.60
33	(C-6 Unit, Colonial, Shingle Roof)	\$ 2,412.60	\$ 2,814.70
34	(ER-6 Unit, English Revival, Shingle Roof)	\$ 2,666.40	\$ 3,110.80
35	(MR-4 Unit, Mediterranean Revival, Tile Roof)	\$ 2,692.20	\$ 3,140.90
36	(MR-6 Unit, English Revival, Tile Roof)	\$ 3,798.00	\$ 4,431.00

Linear Feet (LF)	DOWN SPOUTS	
	2X3	3X4
342.00	\$ 2,052.00	\$ 2,394.00
268.00	\$ 1,608.00	\$ 1,876.00
229.00	\$ 1,374.00	\$ 1,603.00
346.00	\$ 2,076.00	\$ 2,422.00
333.00	\$ 1,998.00	\$ 2,331.00
244.00	\$ 1,464.00	\$ 1,708.00
320.00	\$ 1,920.00	\$ 2,240.00
354.00	\$ 2,124.00	\$ 2,478.00
287.00	\$ 1,722.00	\$ 2,009.00
352.00	\$ 2,112.00	\$ 2,464.00
382.00	\$ 2,292.00	\$ 2,674.00
234.00	\$ 1,404.00	\$ 1,638.00
346.00	\$ 2,076.00	\$ 2,422.00
293.00	\$ 1,758.00	\$ 2,051.00
366.00	\$ 2,196.00	\$ 2,562.00
399.00	\$ 2,394.00	\$ 2,793.00
279.00	\$ 1,674.00	\$ 1,953.00
337.00	\$ 2,022.00	\$ 2,359.00

TOTALS:

8971.60	\$ 53,829.60	\$ 62,801.20
Average		\$ 58.315

TOTALS:

5711.00	\$ 34,266.00	\$ 39,977.00
Average		\$ 37.122

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

Stapleton II - Paint Bid (All Buildings)

Cost Per Unit	Average	2,331
Mark-Up		25.80%
Revised Cost Per Unit	\$	2,932

Stapleton Mansion Homes II

9/30/2017

Paint Cost Estimate - All Buildings

Building	Design	Size		Sq Ft	Floors	Total Sq Ft	Units	Painting Contractor Cost Only			W/Markup	Cost Per Building
		Width	Length					Cost Per Unit	Cost Per Building	Cost Per SqFt		
17	Colonial	90	80	7,200	2	14,400	6	\$ 2,106	\$ 12,636	\$ 0.88	\$ 2,649	\$ 15,896
18	Mediterranean	64	80	5,120	2	10,240	4	\$ 2,430	\$ 9,720	\$ 0.95	\$ 3,057	\$ 12,228
19	Victorian	64	80	5,120	2	10,240	4	\$ 2,268	\$ 9,072	\$ 0.89	\$ 2,853	\$ 11,413
20	Mediterranean	90	80	7,200	2	14,400	6	\$ 2,430	\$ 14,580	\$ 1.01	\$ 3,057	\$ 18,342
23	English	90	80	7,200	2	14,400	6	\$ 2,376	\$ 14,256	\$ 0.99	\$ 2,989	\$ 17,934
24	Mediterranean	64	80	5,120	2	10,240	4	\$ 2,430	\$ 9,720	\$ 0.95	\$ 3,057	\$ 12,228
25	Victorian	90	80	7,200	2	14,400	6	\$ 2,268	\$ 13,608	\$ 0.95	\$ 2,853	\$ 17,119
26	Mediterranean	90	80	7,200	2	14,400	6	\$ 2,430	\$ 14,580	\$ 1.01	\$ 3,057	\$ 18,342
27	Victorian	90	80	7,200	2	14,400	6	\$ 2,268	\$ 13,608	\$ 0.95	\$ 2,853	\$ 17,119
28	English	90	80	7,200	2	14,400	6	\$ 2,376	\$ 14,256	\$ 0.99	\$ 2,989	\$ 17,934
29	English	90	80	7,200	2	14,400	6	\$ 2,376	\$ 14,256	\$ 0.99	\$ 2,989	\$ 17,934
30	Victorian	64	80	5,120	2	10,240	4	\$ 2,268	\$ 9,072	\$ 0.89	\$ 2,853	\$ 11,413
31	Mediterranean	90	80	7,200	2	14,400	6	\$ 2,430	\$ 14,580	\$ 1.01	\$ 3,057	\$ 18,342
32	Victorian	90	80	7,200	2	14,400	6	\$ 2,268	\$ 13,608	\$ 0.95	\$ 2,853	\$ 17,119
33	Colonial	90	80	7,200	2	14,400	6	\$ 2,106	\$ 12,636	\$ 0.88	\$ 2,649	\$ 15,896
34	English	90	80	7,200	2	14,400	6	\$ 2,376	\$ 14,256	\$ 0.99	\$ 2,989	\$ 17,934
35	Mediterranean	64	80	5,120	2	10,240	4	\$ 2,430	\$ 9,720	\$ 0.95	\$ 3,057	\$ 12,228
36	English	90	80	7,200	2	14,400	6	\$ 2,376	\$ 14,256	\$ 0.99	\$ 2,989	\$ 17,934
						238,400	98	\$ 228,420		\$ 0.96	\$ 287,352.36	

W/Markup

Contractor Markup Summary

Overhead, Profit & General Conditions	Amount
General Conditions & Supervision	\$ 15,989
Mobilization	\$ 2,284
Contingency	\$ 11,421
Overhead	\$ 13,705
Profit	\$ 13,705
Permits	\$ 1,827
Total	\$ 58,932

1.258

9/30/2017

Stapleton Mansion Homes II

Alternate - Stucco Recoat Cost Estimate

Average	2,962
Contingency	25.80%
Revised Budget Cost Per Unit	\$ 3,727

Building No.	Building Model Design	Exterior Finish	Size		Sq Ft	Floors	Total Sq Ft	N/A Units	Units	Painting and Stucco Contractor Cost Only			Cost Per SqFt	W/Markup Cost Per Unit	W/Markup Paint Cost / Bldg	W/Markup Stucco Cost / Bldg
			Width	Length						Cost Per Unit	Paint Cost / Bldg	Stucco Cost / Bldg				
17	Colonial	Siding	90	80	7,200	2	14,400	6		\$ 2,106	\$ 12,636	\$ -	\$ -	\$ 2,649	\$ 15,896	\$ -
18	Mediterranean	Stucco	64	80	5,120	2	10,240		4	\$ 4,447	\$ 17,787	\$ 1.74		\$ 5,594		\$ 22,376
19	Victorian	Siding	64	80	5,120	2	10,240	4		\$ 2,268	\$ 9,072	\$ -		\$ 2,853	\$ 11,413	\$ -
20	Mediterranean	Stucco	90	80	7,200	2	14,400		6	\$ 3,653		\$ 1.52		\$ 4,595		\$ 27,569
23	English	Stone/Stucco	90	80	7,200	2	14,400		6	\$ 2,674		\$ 1.11		\$ 3,363		\$ 20,180
24	Mediterranean	Stucco	64	80	5,120	2	10,240		4	\$ 4,411		\$ 1.72		\$ 5,549		\$ 22,195
25	Victorian	Siding	90	80	7,200	2	14,400	6		\$ 2,268	\$ 13,608	\$ -		\$ 2,853	\$ 17,119	\$ -
26	Mediterranean	Stucco	90	80	7,200	2	14,400		6	\$ 3,054		\$ 1.27		\$ 3,842		\$ 23,054
27	Victorian	Siding	90	80	7,200	2	14,400	6		\$ 2,268	\$ 13,608	\$ -		\$ 2,853	\$ 17,119	\$ -
28	English	Stone/Stucco	90	80	7,200	2	14,400		6	\$ 2,640		\$ 1.10		\$ 3,320		\$ 19,923
29	English	Stone/Stucco	90	80	7,200	2	14,400		6	\$ 2,815		\$ 1.17		\$ 3,541		\$ 21,244
30	Victorian	Siding	64	80	5,120	2	10,240	4		\$ 2,268	\$ 9,072	\$ -		\$ 2,853	\$ 11,413	\$ -
31	Mediterranean	Stucco	90	80	7,200	2	14,400		6	\$ 3,668		\$ 1.61		\$ 4,866		\$ 29,193
32	Victorian	Siding	90	80	7,200	2	14,400	6		\$ 2,268	\$ 13,608	\$ -		\$ 2,853	\$ 17,119	\$ -
33	Colonial	Siding	90	80	7,200	2	14,400	6		\$ 2,106	\$ 12,636	\$ -		\$ 2,649	\$ 15,896	\$ -
34	English	Stone/Stucco	90	80	7,200	2	14,400		6	\$ 2,684		\$ 1.12		\$ 3,376		\$ 20,258
35	Mediterranean	Stucco	64	80	5,120	2	10,240		4	\$ 4,765		\$ 1.86		\$ 5,995		\$ 23,979
36	English	Stone / Stucco	90	80	7,200	2	14,400		6	\$ 3,878		\$ 1.62		\$ 4,879		\$ 29,272

238,400	38	60	\$ 84,240	\$ 206,075	\$ 0.86
					W/Markup
					\$ 105,973.92
					\$ 259,242.35

Contractor Markup Summary

98	\$ 290,315
Totals:	
	\$ 365,216.27

Overhead, Profit & General Conditions	Amount
General Conditions & Supervision	\$ 14,425
Mobilization	\$ 2,061
Contingency	\$ 10,304
Overhead	\$ 12,365
Profit	\$ 12,365
Permits	\$ 1,649
Total	\$ 53,167

1.258