

RESOLUTION 2022-05

A RESOLUTION OF THE ASPEN FIRE PROTECTION DISTRICT BOARD OF DIRECTORS AUTHORIZING A BONUS FOR THE FIRE CHIEF.

WHEREAS, the Aspen Fire Protection District, Pitkin County, Colorado (the “District”), is a duly organized, and validly existing special district, quasi-municipal corporation, and political subdivision of the State of Colorado (the “State”) pursuant to Section 32-1-1002, Colorado Revised Statutes and governed by the Board of Directors (the “Board”); and

WHEREAS, at its January 11, 2022 regular meeting the Board found that Fire Chief Rick Balentine met and exceeded performance expectations during the year 2021 and was deserving of a year-end bonus; and

WHEREAS, the Board finds and determines that Fire Chief Rick Balentine is deserving of a bonus in the amount of six percent (6%) of his annual compensation for the duties performed over the year of 2021.

NOW, THEREFORE, IT IS RESOLVED BY THE ASPEN FIRE PROTECTION DISTRICT BOARD OF DIRECTORS, THAT:

Section 1. The above recitals are hereby incorporated as findings by the Aspen Fire Protection District Board of Directors.

Section 2. The Board of Directors of the Aspen Fire Protection District hereby authorizes a bonus to be paid to Fire Chief Rick Balentine in the amount of six percent (6%) of his annual compensation.

PASSED AND ADOPTED THIS 8TH DAY OF FEBRUARY 2022.

ASPEN FIRE PROTECTION DISTRICT

ATTEST:

John Ward, Board President

Nikki Lapin, Clerk



Aspen Fire Protection District Monthly Staff Report - JANUARY 2022

OPERATIONAL RESPONSE REPORT:

TOTAL CALLS FOR JANUARY	188
Fire (i.e. structure, cooking fire, dumpster, wildland)	0
Overpressure Rupture, Explosion, Overheat (No Fire) (i.e. rupture from steam, overpressure rupture from air or gas, chemical reaction, explosion, excessive heat/scorch burns)	0
Rescue & Emergency Medical (i.e. medical assist, vehicle accidents, removal from elevator, extrications, water/ice rescue)	25
Hazardous Condition (i.e. gas leak, chemical spill, electrical/wiring problem, carbon monoxide, aircraft standby, vehicle accident clean up)	6
Service Call (i.e. smoke/odor removal, assist other agency, person in distress, water problem, animal problem)	5
Good Intent Call (i.e. dispatched and cancelled enroute, authorized controlled burning, steam/vapor/dust thought to be smoke, hazmat release with no hazmat)	51
False Alarm, False Call (i.e. alarms due to malfunction, unintentional alarms, pull station alarm activated maliciously or by accident)	95
Severe Weather & Natural Disaster (i.e. flood, windstorm, lighting strike with no fire, earthquake)	0
Special Incident Type (calls mistakenly paged out, informational pages, alarm tests)	6

Fire Marshal Report – Jan Legersky will present at meeting.

# Plan Reviews	# Inspections	# Site Visits	Fire Investigations

- No report at current time of print



Aspen Fire Protection District Monthly Staff Report - JANUARY 2022

Training Report

Type of Class	# Classes	Total Class Hours	Total # Members Attended	Total Combined Member Hours
In House - Aerial Ops	1	1:30	2	3:00
In House - DO Pumping				
In House - EMS	5	7:30	27	46:00
In House - Fire Officer / Command	4	8:00	37	74:00
In House - Firefighter	3	10:30	5	19:00
In House - Monthly Training	1	1:00	20	20:00
In House - Tech Rescue				
In House - Wildland FF				
Miscellaneous				
Outside Training	1	40:00	1	40:00
TOTAL	15	68:30	92	202:00

The monthly fire training for January was changed due to covid restrictions. It was originally planned to be the annual SCBA refresher that is required of all hot and warm zone firefighters but that was felt to be too much exposure with the spike that was occurring. The training was changed to a discussion about Tactics and Strategies for firefighting at a basic firefighter level. This was accomplished with on-line videos and a zoom format that had all participants involved in the discussion with each firefighter taking turns to give on-scene reports and initial fire attack ideas. The SCBA refresher is currently scheduled to take place in February.

The monthly EMS training for January was on High Performance CPR with an introduction to the Pit Crew concept of working a CPR call. This concept involves having designated personnel for specific jobs required on a CPR call and how each of those jobs intertwine to create a seamless operation with limited wasted time and confusion on scene. This concept has been shown to have significant improvement in field saves in several agencies in the country. The February training is a review of Neurological problems ranging from seizures to strokes.



Aspen Fire Protection District Monthly Staff Report – JANUARY 2022

The recruit class of 2021 is mostly completed with all their training with the last couple finishing up in the first two weeks of February. They are being placed into the 24-hour shift pool as they complete their final task books, and the plan is to have their graduation and badge pinning ceremony at the February 16th Operational Meeting. Assuming there is not a resurgence in covid, and we can have outside personnel at the meeting the board is encouraged to attend this ceremony to congratulate our newest firefighters.

The recruit class of 2022 has started their training program through CMC and are attending classes on Tuesday and Thursday nights along with a number of Saturdays in various locations in Rifle, Glenwood Springs, Dotsero and the Roaring Fork Valley. The plan is for them to complete their fire training in spring followed by EMR class and Wildland firefighting training. They should be coming on line to complete their department task books by summer with an expected completion in the fall/early winter of this year.

Wildfire Report

	# Scheduled Year-To-Date	# Completed Year-To-Date
Wildfire Risk Assessments	0	0
Wildfire Risk Map Curbside Assessments	N/A	0

Fleet & Facilities:

- New Engines: Captain Josselyn included a progression report on two new Engines. Looking at a completion date for the first one February 17th and the second February 21st. There will be a final inspection visit around February 21st followed by delivery to Front Range soon after. We should see the apparatus arrive the end of March. (See attachment with pictures)



Aspen Fire Protection District Monthly Staff Report - JANUARY 2022

Hiring & Recruiting:

- The Assessment Center for hiring of Lieutenants and Firefighter/EMT's took place January 26th and 27th. The following people were offered positions and accepted:

Lieutenants: (left to right)

- Jacob Arywitz
- Max Lyall
- Will Shoosmith



Firefighter/EMTs: (left to right)

- Fabrizio Brovelli
- Will Hardenbergh
- Anthony Lewin
- Elijah Olmert
- Jack Orsi



2022 New Recruits: (left to right)

- Andrews, Zach
- Bruitron, Cristina
- Dial, Patrick
- Olson, Sander
- Richardson, David
- Todd, Robert (RJ)





Aspen Fire Protection District Monthly Staff Report - JANUARY 2022

Good of District

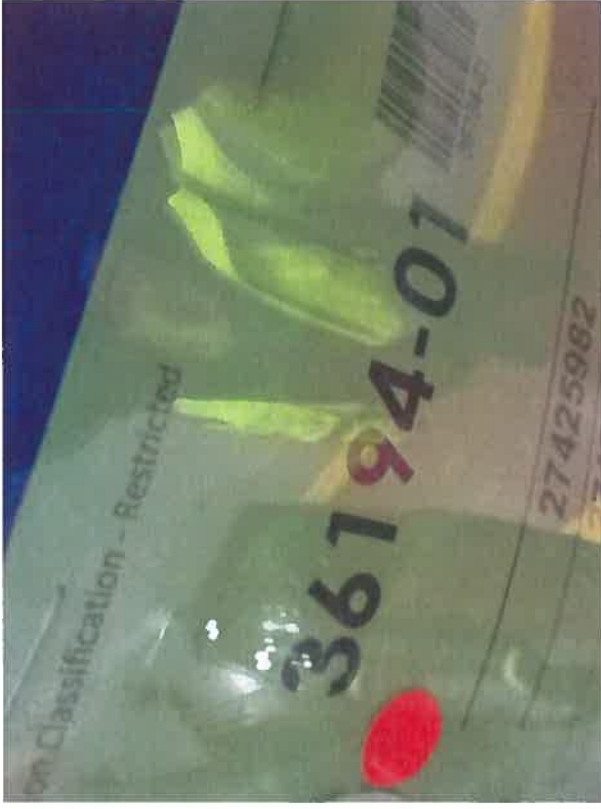
- Received a "Thank you" from Wildwood School for Ritchie Zah bringing up a fire engine to the school, along with other members of Aspen Fire.





Photo Album for Aspen Fire Protection District, CO Job 36194-01 January 28, 2022

In this report your apparatus continued final assembly. In the next report the apparatus may continue final assembly.



DSC04095



DSC04096



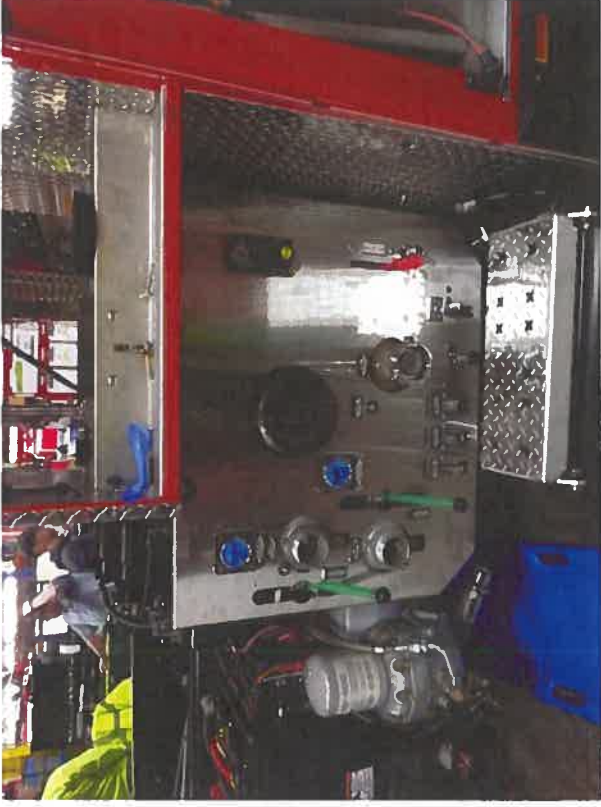
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DSC04098



DSC04099



DSC04100



DSC04101



DSC04102



DSC04103



DSC04104



DSC04105



DSC04106



DSC04107



DSC04108



DSC04109



DSC04110



DSC04111



DSC04112



DSC04113



DSC04114



DSC04115



DSC04116



DSC04117



DSC04118



DSC04119



DSC04120



DSC04121



DSC04122



DSC04123



DSC04124



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Neenah, Wisconsin 54956


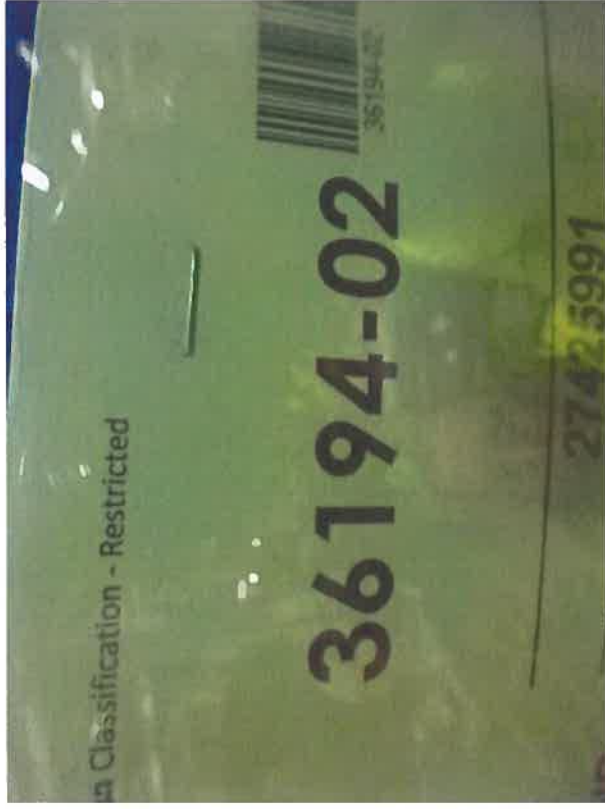


Photo Album for Aspen Fire Protection District, CO Job 36194-02 January 28, 2022

In this report your apparatus started final assembly. In the next report the apparatus may continue final assembly.



DSC04125



DSC04126



DSC04127



DSC04128



DSC04129



DSC04130



DSC04131



DSC04132



DSC04133



DSC04134



DSC04135



DSC04136



DSC04137



DSC04138



DSC04139



DSC04140



DSC04141



DSC04142



DSC04143



DSC04144



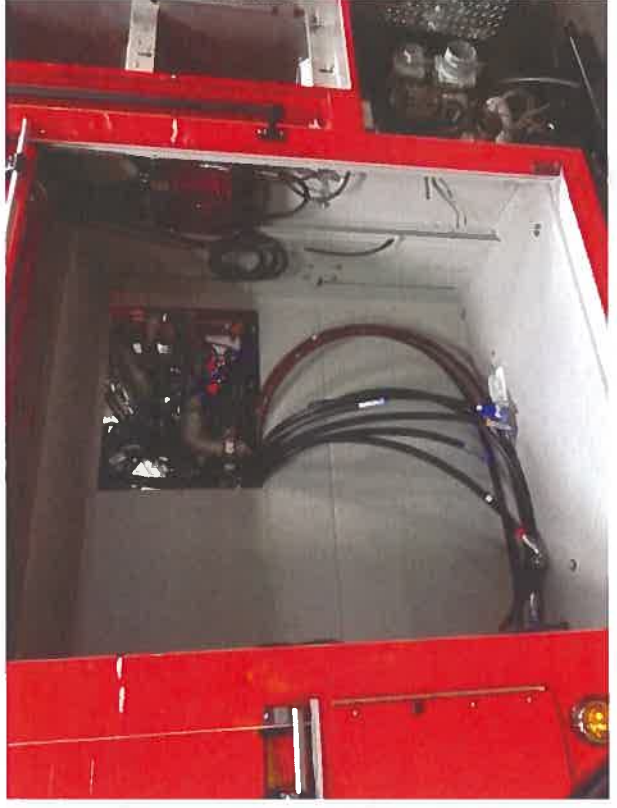
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DSC04146



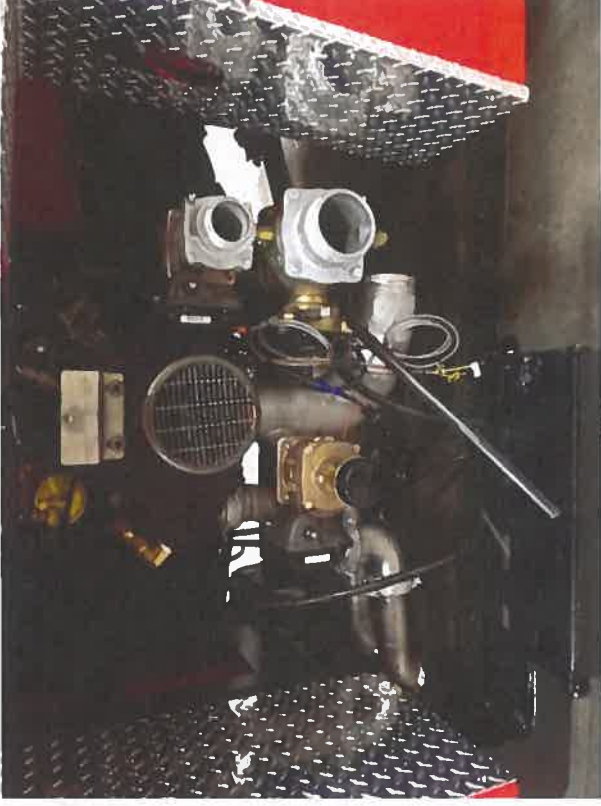
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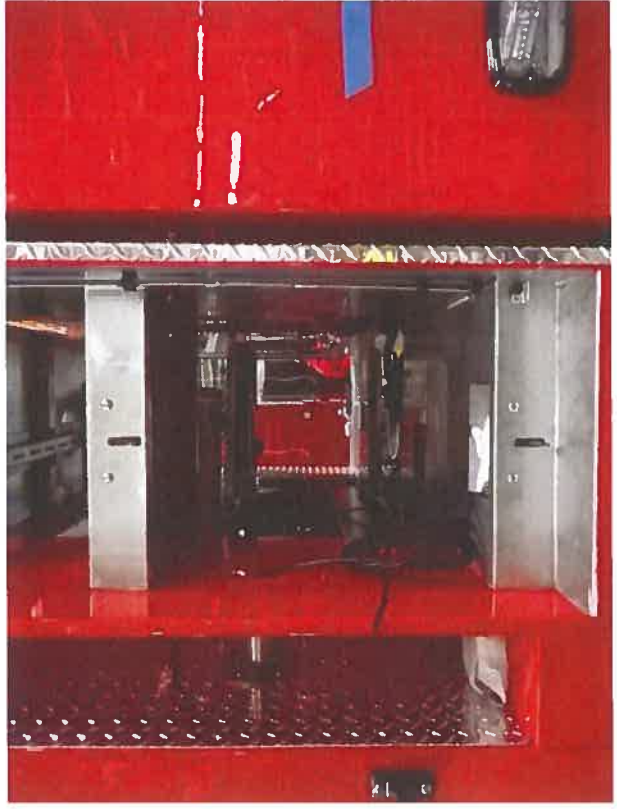
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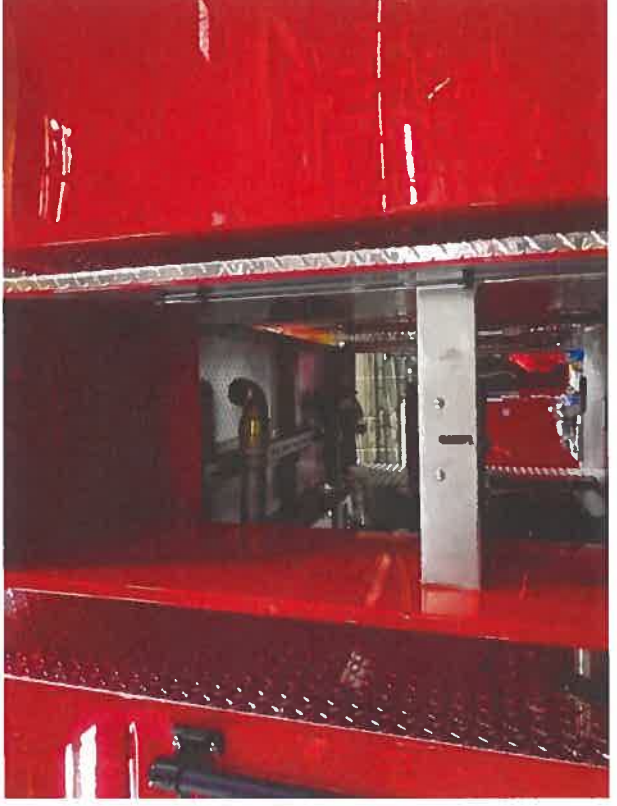
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DSC04150



DSC04151



DSC04152



DSC04153



DSC04154



DSC04155



DSC04156



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Neenah, Wisconsin 54956

From: Chris Bendon chris@bendonadams.com
Subject: 293 Heather Lane GMQS application
Date: January 18, 2022 at 6:17 PM
To: Rick Balentine (rick.balentine@aspenfire.com) rick.balentine@aspenfire.com



Hi Rick – Thanks for talking with me the other day regarding our growth management application to the County. We submitted today with monies committed to the Fire District in 2 categories – affordable housing and wildfire prevention. We described the ideal project as the Woody Creek site being affordable housing above a command center that could also serve district training needs and broader community needs when not in use by the fire district. If the gathering place concept does not go forward, the District would have monies for affordable housing and the remaining amount would go to their wildfire community fund. Total commitment is \$425k with a minimum of 325 for affordable housing (due to the County's fees system). Once the application is deemed complete by the County, I'll send you a copy. Could be a week or so. I expect it will be 2-3 months before a hearing is scheduled with the P&Z and I will reach to see if you or a board member could be at the hearing to talk about what you'd do with the monies. I feel good about the application. Its super strong and I think we'll come out on top. Thanks again.

Cheers,
Chris Bendon, AICP
BendonAdams
970.925.2855
www.bendonadams.com

Aspen Fire Protection District

420 E Hopkins Avenue • Aspen, CO 81611 • 970-925-5532 • www.aspenfire.com



Jan 12, 2022

Pitkin County Planning and Zoning Commission

Re: 41 Aspen Oaks, Parcel ID # 273503300034 (the "Property") Craig S. Morris Revocable Trust" and the "Mariah K. Morris Revocable Trust ("Applicant") Activity Envelope and Site Plan Review, Special Review for a Caretaker Dwelling Unit (CDU), and an Urban Growth Boundary (UGB) Growth Management Quota System Allotment for Additional Floor Area ("Application")

Dear Commissioners,

Aspen Fire Protection District's (AFPD) "Wildfire Community Action Fund" (WCAF) was established in Fall 2021 for the purpose of reducing community wildfire risk through collaborative fuels reduction and outreach. This new program accomplishes on-the-ground work for wildfire mitigation in ways that support public health & safety, improved forest health, watershed protection, habitat restoration.

Wildfires pose a significant threat to human health and safety, impacting the air we breathe and the water we drink. However, risk can be mitigated to protect lives and property in our district. AFPD encompasses 87 square miles and safeguards \$32.6 billion in property value. The WCAF proactively works to reduce the destructive consequences when, not if, wildfire reaches our area. Our department is working closely with local government, homeowners associations, nonprofits, and the federal government to identify geographic areas of opportunity in our district where high fire risk and valuable community assets overlap.

WCAF programs will:

- Reduce fuels to improve access to residences in the Wildland-Urban Interface
- Remove or masticate overgrown brush along evacuation routes
- Create defensible space and fuel breaks so that firefighters can respond safely
- Improve capacity for fire protection capabilities on the landscape.

As part of Applicant's Application related to the Property, it is our understanding that the Applicant is willing to contribute \$15,000 to Aspen Fire's Wildfire Community Action Fund to support local wildfire mitigation efforts. AFPD would gladly accept such a contribution for this purpose. Aspen Fire Protection District is a qualified tax-exempt government entity. Contributions toward community good may qualify as a tax-deductible gift under IRS code and regulations, EIN 84-6014460. In accordance with IRS code and regulations, no goods or services can be provided to the contributor in exchange.

Thank you for your consideration and please let us know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rick Balentine', is written over a blue rectangular box. A long horizontal line extends from the right side of the box across the page.

Rick Balentine
Fire Chief/ CEO



STAN CLAUSON ASSOCIATES INC

landscape architecture.planning.resort design

400 West Main Street Suite 203 Aspen, Colorado 81611 t. 970/925 2323 f. 970/920-1628
info@scaplanning.com www.scaplanning.com

18 January 2022

Mr. Rick Balentine, Fire Chief / CEO
c/o Ms. Ali Hager, Director of Community Wildfire Resilience
Aspen Fire Protection District
420 E. Hopkins Avenue
Aspen, CO 81612

Sent by e-mail: ali.hager@aspenfire.com

Re: 315 Glen Dee Road / GMQS Allotment Commitment – Aspen Fire Protection District

Dear Rick:

In connection with a land use application for GMQS allotment for additional residential floor area within the Urban Growth Boundary (UGB) and on behalf of the Johnson Family Trust and the Mark Oltmans Revocable Trust (the "Applicants"), please accept this letter of understanding to support of the Wildfire Community Action Fund through:

- Providing a one-time donation to the Wildfire Community Action Fund in the amount of \$10,000.00;
- In connection with and in support of Aspen Fire Protection District efforts and programs, serve as "ambassadors" for wildfire mitigation by utilizing the Property and remodeled residence, which will feature Aspen Fire Protection District recommended best practices paid for by the Applicants, for community education on wildfire mitigation techniques; and
- Supporting Aspen Fire Protection District outreach meetings with the Aspen Highlands Village and other adjacent homeowner associations in connection with wildfire mitigation techniques.

This letter of understanding has been provided between the Applicants and the Aspen Fire Protection District to memorialize this commitment in advance of the covenant agreement which will more formally memorialize the commitment following award of the desired allotment.

The Applicants look forward to working with Aspen Fire!


Very truly yours,

Patrick S. Rawley, AICP, ASLA
STAN CLAUSON ASSOCIATES, INC.

Acknowledged and accepted:

Rick Balentine, Fire Chief / CEO
Aspen Fire Protection District

Date

From: Cody Lyster clyster@fciol.com 
Subject: Aspen Village and Woody Creek Projects



Date: January 28, 2022 at 4:41 PM

To: Denis Murray Denis.Murray@cityofaspen.com, sebastian@typefivebuilders.com, Rick Balentine (Rick.balentine@aspenfire.com)
rick.balentine@aspenfire.com

Cc: Mike Potter mpotter@fciol.com

Gents,

Attached are the pricing options for the Aspen Village projects.

Option 1 – Renovation - \$193,770.00

Option 2 – Addition - \$176,234.00

Option 3 – Two (2) Container Homes and Storage - \$960,603.00

Option 4 – Add One (1) Container Home - \$384,446.00

Option 5 – Septic System Expansion - \$160,303.00

*These are all priced individually, so please add them up in whatever fashion you deem appropriate.

Woody Creek Command Center

This project is in the range of \$2.3M - \$2.5M in today's dollars. Assuming an April 2023 start at 1% escalation per month would put the total in the \$2.7M - \$2.9M range. These figures do not include permitting, design fees, or FF&E. We are assuming a 1,300 SF building footprint with two levels for a total of 2,600 building SF.

Please let me know if you have any questions or concerns.

Thanks,

Cody Lyster
Project Manager
FCI Constructors, Inc.
P.O. Box 1767 (81502)
3070 I-70 B, Bldg. A
Grand Junction, CO 81504
P. (970) 434-9093 F. (970) 434-7583 C. (970) 640-2263
www.fciol.com



Focused On Your Vision



ASPEN VILLAGE
HOUSI...22.pdf



November 19, 2021

Rick Balentine
Fire Chief
Aspen Fire Protection District
420 E. Hopkins Ave
Aspen, CO 81611

**RE: Woody Creek Station Housing / Gathering Place
Aspen Village Station Housing
Proposal for Planning Services**

Chief Balentine: ✉

We are pleased to offer our assistance on your pursuit of additional Fire District facilities at the Woody Creek substation and at the Aspen Village substation. We understand the Woody Creek project envisions a new building with affordable housing above a multi-purpose room that can serve as a command center during an event. We understand your intent to offer the multi-purpose room for use by community groups when not in use by the District. We understand the Aspen Village project would be repurposing space within the existing building to enable an affordable housing unit.

BendonAdams is a small firm of four people – Chris Bendon, Sara Adams, Mike Kraemer, and Erin Wackerle. You will always receive top-notch service with us. BendonAdams assisted the Fire District and the Starwood Metro District gain approvals for the Starwood substation, consisting of a small building for fire apparatus and two affordable housing units. We also assisted with the North 40 Station housing, currently under construction, and have worked on countless development projects in the area that require working closely with City and County staff.

We have a good sense of your needs and have prepared a scope of services and budget representing the minimum tasks necessary to achieve approval. We know how important it is for the District to manage costs. In that light, we suggest a discounted rate offered for local government and non-profit customers and have further cut and capped our proposed fee. The County will charge review fees and this is not covered in our proposal.

We suggest a flat-rate fee of **\$15,000** to gain full approval of either the Woody Creek facility or the Aspen Village facility. If both projects are pursued at the same time, we anticipate efficiencies on our end and can commit to a flat-rate budget for the second project of **\$9,000**. Reimbursable expenses will be extra and are expected to run **\$1,600 to \$2,200** for each project. These will be billed at the actual cost. A detailed scope of services and budget is attached.

Both projects will require additional consultant services – survey, architecture, and civil engineering – to put together a competent application. The Aspen Village site will require commentary on the State Highway intersection from a traffic engineer. A civil engineer will be needed for utility, water, and sanitary sewer matters on both sites. These infrastructure needs will require coordination with the water and sewer districts surrounding each property.

We recommend taking the project through the County’s “Location and Extent” process. Location and Extent is ideal for this type of facility – a unique, singular project clearly in the public interest proposed by a governmental agency. The County’s Planning and Zoning Commission administers Location and Extent reviews. The Aspen Village site and possibly the Woody Creek site will also trigger a “1041 Review” which focuses on areas of State interest. With the Aspen Village site being adjacent to State Highway 82, impacts on the intersection will need to be detailed. A Finding of No Significant Impact (FONSI) can be issued by County staff. If such a finding cannot be issued, the project must proceed through a review with the Board of County Commissioners.

Effective operational facilities are critical to the District’s function and we know that housing firefighters is a must-have for fielding and maintaining an effective crew. Working for the District has been an honor and we would love to provide our services again. We prefer a simple contract and are amenable to accommodating specific contractual needs.

We hope you find this proposal acceptable. We can fine-tune this proposal and/or attend a board meeting as needed.

Kind Regards,



Chris Bendon, AICP
BendonAdams, LLC



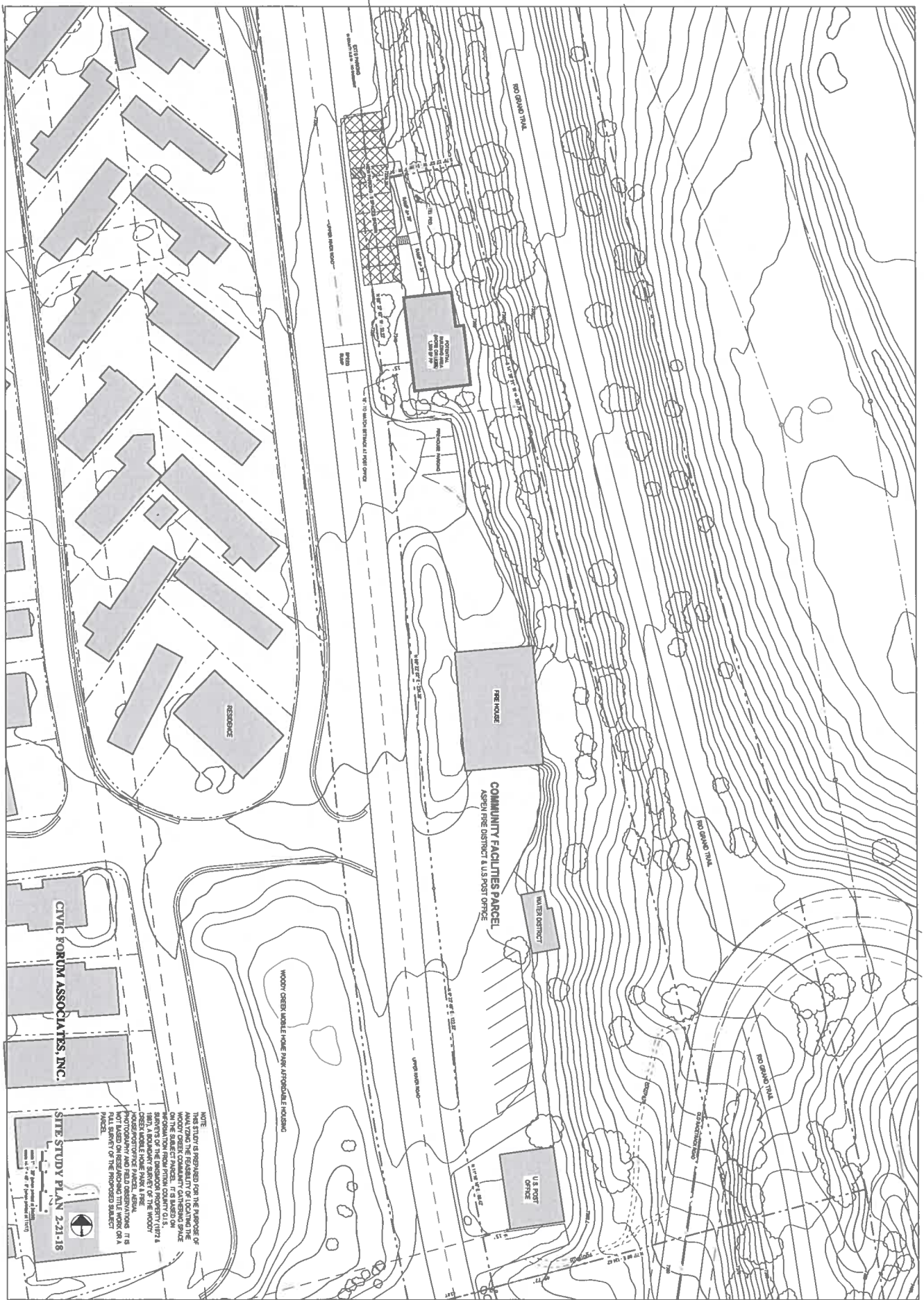
Sara Adams, AICP
BendonAdams, LLC

First Project

Second Project

This budget assumes the "first" project and "second" project are interchangeable

	WOODY CREEK	WOODY CREEK EXPENSES	ASPEN VILLAGE	ASPEN VILLAGE EXPENSES
Pre-Application Conference. This will consist of a meeting with County staff and result in clarity on process, timelines, submittal fees, and application contents.	1		0.25	
Assist AFPD Board and Staff Awareness of Process and Timeframe. This will consist of attending Committee and/or Board meetings to discuss this proposed scope of work, design team coordination needed, steps for submitting a land use application, the County's "Location and Extent" review, and approach towards neighborhood meetings and public hearings.	4		2	
Project Coordination. This task incorporates coordination throughout the process, including internal reviews of the application, coordinating schedules, coordinating legal review, coordinating design disciplines within the application, and providing status updates to the Fire District as needed.	8		4	
Application Preparation. This consists of preparing a complete land use application for submission, including background of the property, response to approval criteria, plans for the facility, and all required forms needed for a complete submission.	20		10	
Facilitate Neighborhood Awareness & Meetings. Neighborhood awareness and support will be a critical component of the public hearing process. We suggest a "Zoom-style" meeting or two just prior to submission, a mailer to keep residents informed, and an open house prior to the public hearing. Specific techniques can be fine-tuned to meet the District's needs. We expect this to be in partnership with the selected architect and District staff. Both the Woody Creek neighborhood and the Aspen Village neighborhood are essentially all locals and their support will be very important to the projects gaining approval.	16	\$1,000	8	\$1,000
Caucus Meeting. The Woody Creek site is in the Woody Creek Caucus area, the Aspen Village site is in the SnoCap Caucus Area. Both may trigger the need to attend a Caucus meeting to represent the project and seek their recommendation of approval.	4		4	
Facilitate Staff Review. Corresponding with staff on the progress of the review and addressing issues that surface with staff and referral agencies will help the application efficiently move through the County process.	4		2	
APCHA Referral. We expect the Housing Authority staff will have the Board review this application. Time includes working with APCHA staff, developing a presentation, preparing District staff for the meeting, and representing the District at the meeting.	1		0.5	
Public Noticing. This task covers the official required public notice for the P&Z hearing. A hearing before the BoCC may be required for the Aspen Village site	4	\$600	8	\$1,200
Preparation for Hearing (s). This task includes developing a presentation for the Planning and Zoning Commission, demonstrating compatibility with County goals and consistency with County plans. Includes prep with Client and team. The base presentation can be recycled for BoCC if needed.	12		6	
P&Z Public Hearing. We will represent your interests and present your application to the County's Planning and Zoning Commission for approval. Estimate 2 hours. <i>Note: additional meetings may be required, if there is a continuance, and would be billed as needed.</i>	2		1	
BOCC Public Hearing. If a FONSI is not granted, the project will require review by the BoCC Another round of public noticing would be triggered.	4		4	
Final Approval Documentation. We will complete an entitlement package that summarizes the approval, ensure the entitlement documents are in order and recorded, confirm that vested rights are established, and identify and/or reconcile any remaining loose ends.	2		2	
Total Hours	82		51.75	
Reduced Rate for Nonprofits	\$235		\$235	
Total Fees	\$19,270	\$1,600	\$12,161	\$2,200
PROPOSED TOTAL RATE CAP	\$15,000		\$9,000	



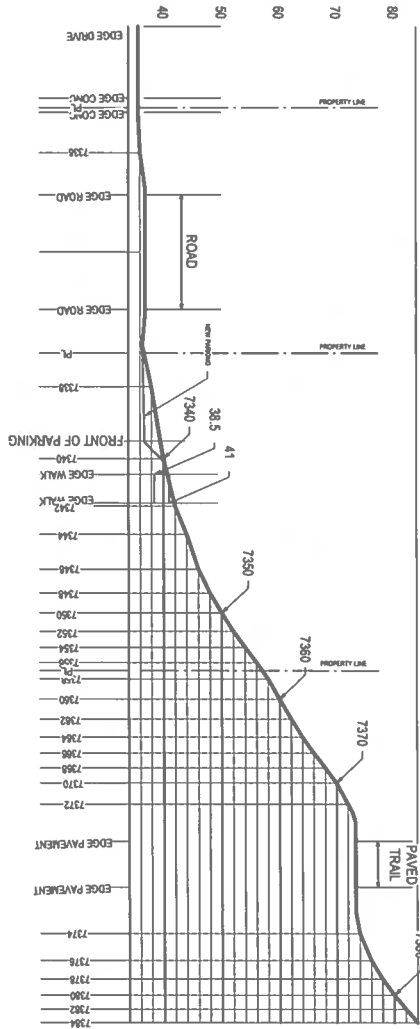
CIVIC FORUM ASSOCIATES, INC.

SITE STUDY PLAN 2-21-18

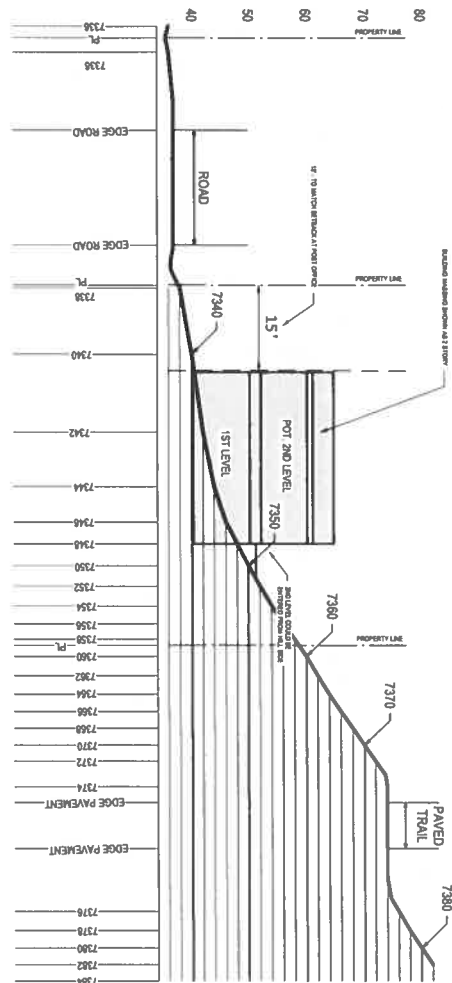
NOTE: THIS STUDY IS PREPARED FOR THE PURPOSE OF ANALYZING THE FEASIBILITY OF LOCATING THE WOODY CREEK COMMUNITY GATHERING SPACE AND IDENTIFYING THE WOODY CREEK WALKABLE HOME AVAILABLE HOUSING. THIS STUDY IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. CIVIC FORUM ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS STUDY OR THE INFORMATION SUBJECT MATTER.

C I V I C F O R U M

The Gathering Place Woody Creek, Pitkin County, Colorado



SITE SECTION - @ PROPOSED PARKING



SITE SECTION - @ PROPOSED BUILDING

C I V I C F O R U M

The Gathering Place
Woody Creek, Pitkin County, Colorado

P.O. Box 697 • Snowmass, CO 81654 • TEL 970 968 - 7009

5/21/08 08:00:00 AM



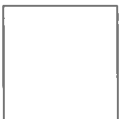
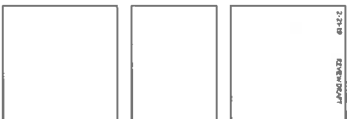
EXISTING CONDITIONS SITE PLAN

CIVIC FORUM ASSOCIATES, INC.

NOTE:
 THIS STUDY IS PREPARED FOR THE PURPOSE OF
 PROVIDING A GENERAL OVERVIEW OF THE
 EXISTING CONDITIONS ON THE SUBJECT PARCEL. IT IS BASED ON
 INFORMATION FROM PUBLIC COUNTY CLERK
 RECORDS, AERIAL PHOTOGRAPHS, AND A
 VISUAL SURVEY OF THE PROPERTY.
 PHOTOGRAPHS AND FIELD OBSERVATIONS ARE
 NOT BASED ON RESEARCHING THE WORK ON A
 TYPICAL SURVEY OF THE PROPOSED SUBJECT
 PARCEL.

C I V I C F O R U M

**The Gathering Place
 Woody Creek, Pitkin County, Colorado**



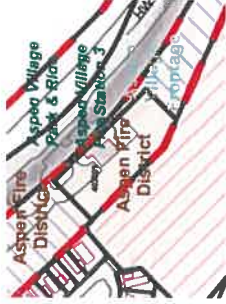


ASPEN FIRE PROTECTION DISTRICT / ASPEN FIRE DEPARTMENT - STATION 64 - STATION KEEPER APARTMENT

31350 HIGHWAY 82 ASPEN, COLORADO 81611

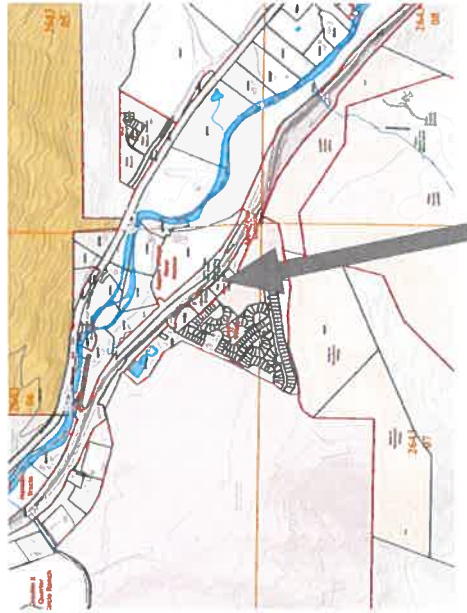


2 ZONE DISTRICT MAP
SCALE: 1/4" = 10'



3 PARCEL MAP
SCALE: 1/4" = 10'

- DESIGN OPTIONS FOR REVIEW:**
- OPTION #1: REMODEL EXISTING OFFICES TO CREATE STATION KEEPER APARTMENT
 - OPTION #2: INSTALLATION OF CONTAINER HOMES TO GENERATE ADDITIONAL ONE BEDROOM DWELLING UNITS WITH STORAGE OPTION



1 GIS MAP IMAGE
SCALE: 1/4" = 10'

LEGAL DESCRIPTION:
ASPEN FIRE DISTRICT EXEMPTION LOT: A

PID#:
264306403801

ZONING:
PUB

STREET ADDRESS:
31350 HIGHWAY 82
ASPEN, CO 81611

LOT AREA:
1.268 ACRES

02.07.22

**Option #1
Interior Remodel of existing
office space to generate a one
bedroom housing unit.**

STATE HIGHWAY 82

GRAPHIC SCALE
1 inch = 20 ft.



Area of remodel

NOTE: REGRADE FROM EXISTING AS NECESSARY
A USE OF 1% IS INDICATED

TEC)

FUTURE CONSTRUCTION

LANDSCAPE ISLAND

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- GENERAL NOTES
1. LIMIT OF CONSTRUCTION SHALL BE 1' BEYOND GRADING LIMITS BASE OF ALL SLOPES TOP OF CUT SLOPES AND 1' BEYOND SIDE OF THE CURBLINE OF UTILITY INSTALLATIONS, CUT AND FILL BEYOND POINT LINE OR POINT-OF-WAY AND 1' BEYOND POINT-OF-WAY FOR ALL OTHER UTILITIES. ALL UTILITIES SHALL BE PROTECTED AND PRESERVED. ALL EXISTING UTILITIES SHALL BE PROTECTED AND PRESERVED. ALL EXISTING UTILITIES SHALL BE PROTECTED AND PRESERVED. ALL EXISTING UTILITIES SHALL BE PROTECTED AND PRESERVED.
 2. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE OF THE SITE DESIGN STUDY TO BE DONE.
 3. FINE GRAIN NOT BEING REMOVED OR OTHERWISE, PROPOSED BASE GRADES SHALL BE SHOWN AT CONTRACTOR'S EXPENSE IF THE SURFACE SHALL DEGRADED DUE TO SLIPAGE, WEAR OR SOME LAKE BETWEEN THE PROPOSED GRADE AND THE EXISTING GRADE. ALL SUCH WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 4. ALL UTILITY CHANGES TO TAKE SHALL CONSIST OF 1 PART CHALLENGED AND 1 PART WATER. RATES OF APPLICATION SHALL BE DETERMINED BY THE CHAIRMAN AT THE TIME OF APPLICATION. APPROXIMATE RATE SHALL BE \$1.00 PER CU YD.
 5. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE OF THE SITE DESIGN STUDY TO BE DONE.

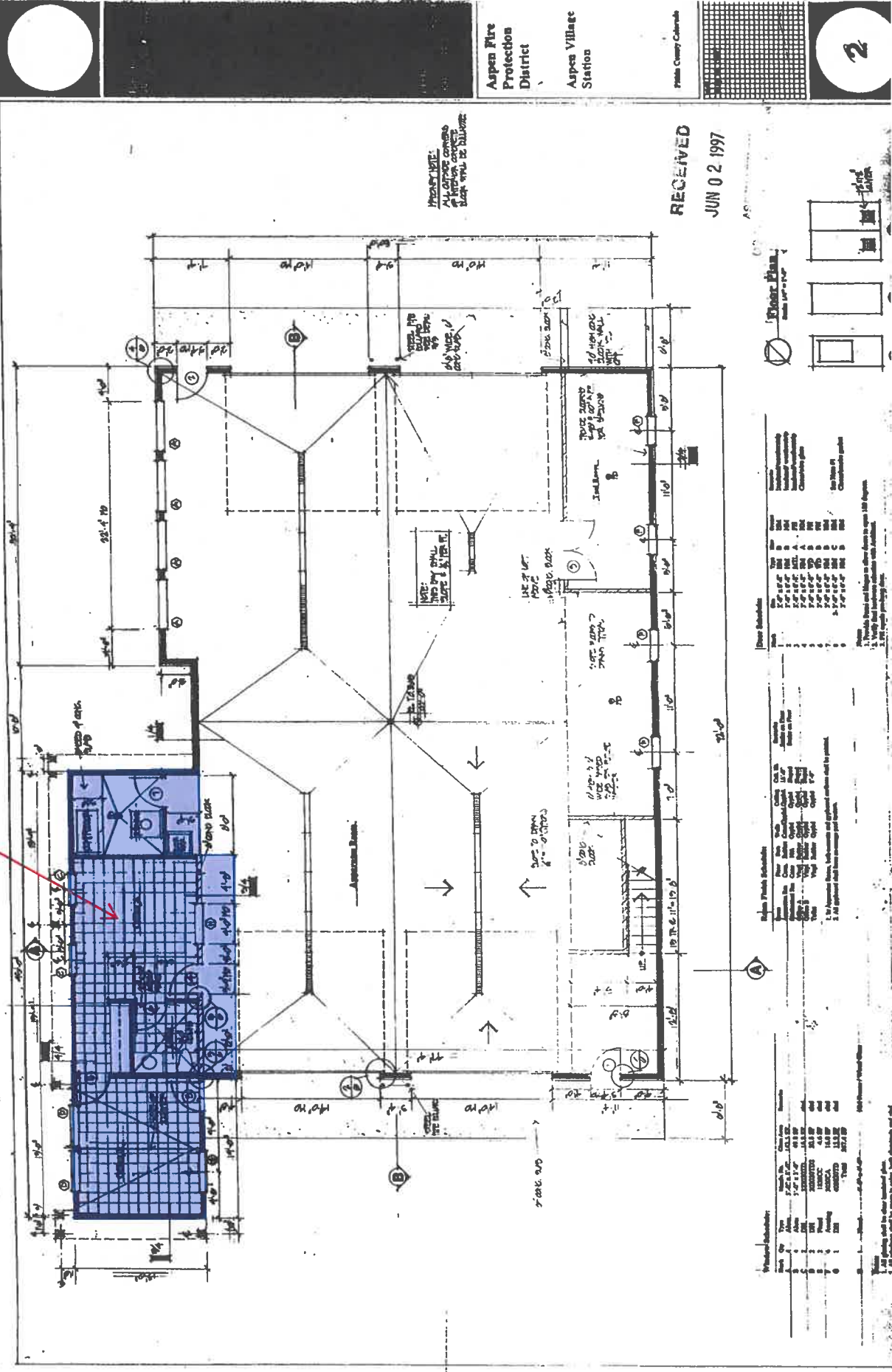
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JUN 12 1997

APPLIED ENGINEERING
(C) CITY OF ASPEN

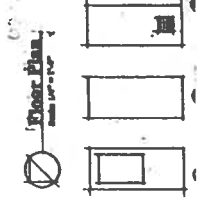
<p>SCHMIEDER GORDON MEYER INC. 18 W. 6th Street, Suite 200 Aspen, Colorado 81601 Alpha, Colorado 81701 928-0737</p>	<p>ASPEN FIRE DISTRICT</p>	<p>GRADING PLAN</p>	<p>CI</p>
<p>DATE: 5/10/97 DRAWN BY: GJM CHECKED BY: GJM</p>	<p>PROJECT: [Blank]</p>	<p>DATE: [Blank]</p>	<p>DATE: [Blank]</p>

Option #1 Scope



NOTE: ALL OUTSIDE WORK SHALL BE IN ACCORDANCE WITH LOCAL ORDINANCES AND PERMITS.

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Door Schedule

NO.	TYPE	FINISH	GLASS	SWITCH	LOCK	HANDLE	INSTALLER'S MARK
1	6'0" x 7'0"	AS	GL			SD	
2	6'0" x 7'0"	AS	GL			SD	
3	6'0" x 7'0"	AS	GL			SD	
4	6'0" x 7'0"	AS	GL			SD	
5	6'0" x 7'0"	AS	GL			SD	
6	6'0" x 7'0"	AS	GL			SD	
7	6'0" x 7'0"	AS	GL			SD	
8	6'0" x 7'0"	AS	GL			SD	
9	6'0" x 7'0"	AS	GL			SD	
10	6'0" x 7'0"	AS	GL			SD	
11	6'0" x 7'0"	AS	GL			SD	
12	6'0" x 7'0"	AS	GL			SD	
13	6'0" x 7'0"	AS	GL			SD	
14	6'0" x 7'0"	AS	GL			SD	
15	6'0" x 7'0"	AS	GL			SD	

Notes:
1. Finish shall be as shown on other sheets in this set.
2. All dimensions shall be in feet and inches unless otherwise noted.

Window Schedule

NO.	TYPE	FINISH	GLASS	SWITCH	LOCK	HANDLE	INSTALLER'S MARK
1	6'0" x 7'0"	AS	GL			SD	
2	6'0" x 7'0"	AS	GL			SD	
3	6'0" x 7'0"	AS	GL			SD	
4	6'0" x 7'0"	AS	GL			SD	
5	6'0" x 7'0"	AS	GL			SD	
6	6'0" x 7'0"	AS	GL			SD	
7	6'0" x 7'0"	AS	GL			SD	
8	6'0" x 7'0"	AS	GL			SD	
9	6'0" x 7'0"	AS	GL			SD	
10	6'0" x 7'0"	AS	GL			SD	
11	6'0" x 7'0"	AS	GL			SD	
12	6'0" x 7'0"	AS	GL			SD	
13	6'0" x 7'0"	AS	GL			SD	
14	6'0" x 7'0"	AS	GL			SD	
15	6'0" x 7'0"	AS	GL			SD	

Notes:
1. Finish shall be as shown on other sheets in this set.
2. All dimensions shall be in feet and inches unless otherwise noted.

EXISTING PLAN - FOR REFERENCE

Option #2
 Interior Remodel to generate a one bedroom housing unit.

Install container homes to add additional one bedroom dwelling units with storage.

Container storage for residential units

Container home one bedroom units with outdoor covered decks

Dedicated parking for added living spaces

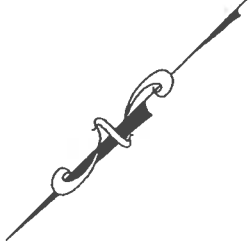
Area of remodel

FUTURE CONSTRUCTION

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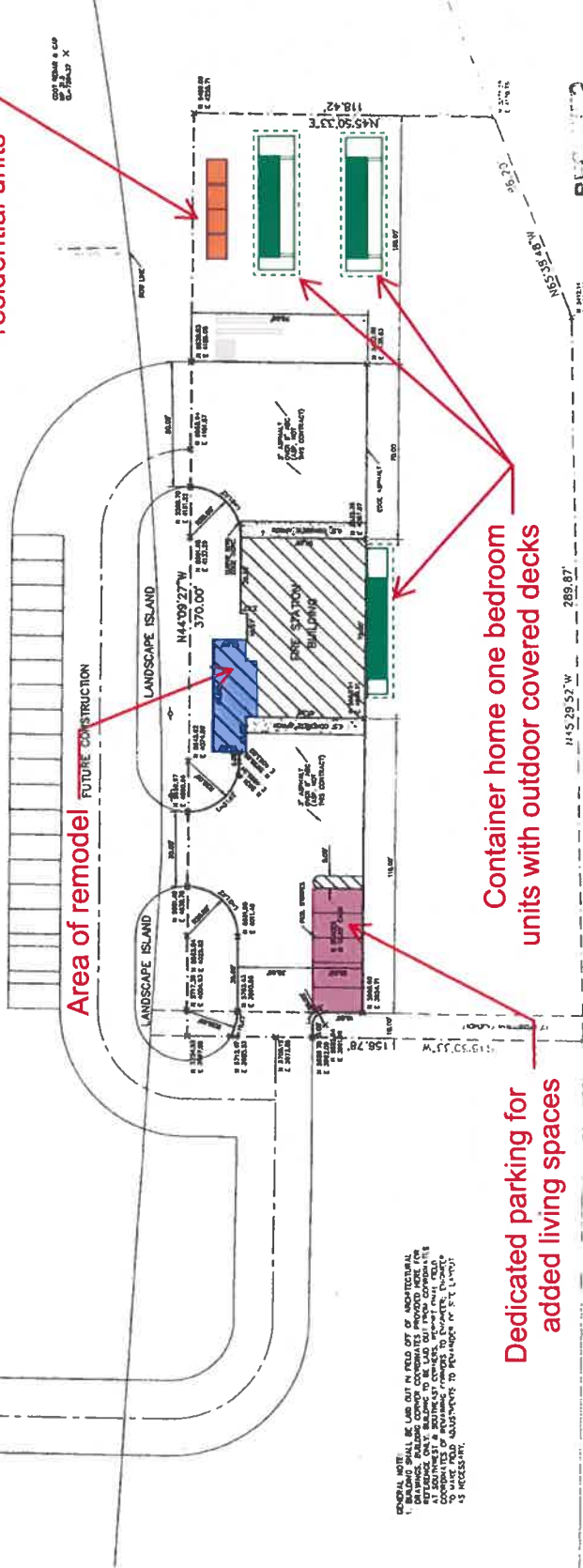
DECK STATION BUILDING



GRAPHIC SCALE
 1" = 100' 0"

GENERAL NOTE:
 THIS PLAN IS FOR THE USE OF THE ARCHITECT ONLY.
 THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
 THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
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STATE HIGHWAY 82



REC-100

JUN 0 2 1997

ASPHEN / PITKIN COUNTY DISTRICT

Job No. 89725A
 Drawn By: DJS
 Date: 5/19/97
 App. By: DHD
 Title: DIMENSION PLAN

DIMENSION PLAN

DATE	BY	REVISION

ASPEN FIRE DISTRICT

SCHALLER GORDON MEYER INC.
 181 W. 8th Street
 Steamboat Springs, Colorado 80487
 (970) 846-0001 FAX (970) 846-0000
 Aspen, Colorado 81601 (970) 846-0777



C2 of

CONTAINER HOMES

Starting At:
CAD \$119,000

Proudly introducing our first release, the 'Clovely' model has a layout that fits everything you could possibly need into a small but functional space. The well contained 370sq ft. unit includes a bedroom, bathroom, laundry, kitchen/dining space, and living room.

The 'Clovely' is perfect for a single person living, or for those couples happy to live an organized, low substance lifestyle. Equipped with natural light, this design makes for a beautiful, practical, livable and rentable space, capable of adapting to different scenarios with minimal fuss. The 'Clovely' is a high-efficiency, smart home built with pride, passion and sustainable values at the forefront of everything we do.

Floor Space: 320 Sq. Ft.



OUR PROCESS

**STEP 1
INITIAL CONSULTATION**

- Contact us via email
- Attend a sales meeting
- Site walkthrough & assessment

**STEP 2
PRODUCTION PHASE**

- Site preparation
- Complete site foundation
- Complete building shell
- Change order handling
- Final build & bring home inspection

**STEP 3
PROPOSALS & AGREEMENTS**

- Full estimate is presented
- Sign off occurs
- 60% deposit is paid
- Timeline confirmation occurs

**STEP 4
DESIGN PHASE**

- Site plan
- Foundation plan
- Structural plan
- Interior design plan
- Exterior design plan

INCLUDED FEATURES:

- Full kitchen
- Three piece bathroom
- Laundry
- Separate bedroom
- Living space
- Other cool features
- Available add ons (not included)



CONTAINER HOME FAQS

- WHAT ARE CONTAINER HOME USED FOR?**
- WHAT KIND OF FOUNDATION IS REQUIRED?**
- WHAT ARE THE BEST SERVING REQUIREMENTS FOR A CONTAINER HOME?**
- HOW LONG DOES IT TAKE TO GET A CONTAINER HOME BUILT AND INSTALLED?**
- DOES THE CONTAINER HOME COME WITH APPLIANCES?**
- HOW DO I PAY FOR THE CONTAINER HOME?**

- DO I NEED A PERMIT FOR A CONTAINER HOME?**
- HOW MUCH DOES A CONTAINER HOME COST?**
- CAN I USE ONE YEAR TO COMPLETE A CONTAINER HOME?**
- WHAT WOULD I CHOOSE A CONTAINER HOME OVER OTHER HOME OPTIONS?**
- HOW DO I MAINTAIN MY CONTAINER HOME?**
- HOW DO I CONTACT THE SALES TEAM?**

**AFPD - Aspen Village Housing Options
Budget Summary- February 07, 2022**

Description Scope of Work	Current Budget	Clarifications & Remarks
Soft Cost Budget		
Consultants		
BendonAdams - Land Consultant	15,000.00	
Owners Representative	32,000.00	Allowance
Architect / Engineer / Energy Rater	34,000.00	Allowance
Civil Engineering	12,000.00	Allowance
		Civil Design
		Traffic Study
		Surveying
		Final Plat
	1,500.00	Prior to construction
	2,500.00	Allowance
		Cost included above
		TBD
Special Inspections		
Kumar - Geo-Engineers	8,500.00	Allowance
Miscellaneous fees		
Aspen Reprographics	1,500.00	Allowance
Aspen Times	800.00	Allowance
Stewart Title	300.00	Allowance
Pitkin County	1,500.00	Allowance
Utilities		
Water tap fees	75,000.00	Allowance
Holy Cross construction cost	13,000.00	Allowance
Phone/Cable	5,000.00	Allowance
Permit Fees		
Building permit & plan check fees	27,000.00	Allowance
Permit intake fee	6,500.00	Allowance
Access permit	650.00	Allowance
Use tax		NIC
GIS fee	200.00	Allowance
Road impact fees	5,000.00	Allowance
Insurances		
Builders Risk		In construction budget
Performance & payment Bond		In construction budget
General Liability insurance		In construction budget

**AFPD - Aspen Village Housing Options
Budget Summary- February 07, 2022**

Description Scope of Work	Current Budget	Clarifications & Remarks
Legal Fees		
Karp.Neu.Hanlon	3,000.00	Allowance
AFPD Contingencies	40,000.00	Allowance
Soft Cost Total	284,950.00	
FCI Construction Budget		
FCI - ROM Budget		
Option #1 - Fire Station Remodel	193,770.00	
Option #2A - (1) Container Home	708,531.00	
Option #2B - (2) Container Homes	1,012,793.00	
Option #2C - (3) Container Homes	1,330,858.00	*Assumes remodel and container units meet ERI 30
Construction Cost Total	1,524,628.00	
Grand Total	1,809,578.00	

SF AREA

DESCRIPTION	QTY	U/M	UNIT PRICE	TOTALS	COST/SF	NOTES/COMMENTS
OPTION 1 - REMODEL						
SELECTIVE DEMOLITION						
MISC REMOVALS	1.00	LS	\$ 1,000.00	\$ 1,000		
REMOVE INTERIOR WALL	25.00	LF	\$ 75.00	\$ 1,875		
REMOVE DOOR & FRAME	2.00	EA	\$ 150.00	\$ 300		
REMOVE SHELVING	7.50	LF	\$ 35.00	\$ 263		
REMOVE BATHROOM ACCESSORIES	1.00	LS	\$ 200.00	\$ 200		
REMOVE WINDOW	1.00	EA	\$ 150.00	\$ 150		
REMOVE SLAB ON GRADE	1.00	LS	\$ 2,500.00	\$ 2,500		
MISC INTERIOR REMOVALS	1.00	LS	\$ 500.00	\$ 500		
DUMPSTER FEES	0.50	PULL	\$ 1,100.00	\$ 550		
SUBTOTAL- SELECTIVE DEMOLITION				\$ 7,338	\$ 11.13	
CONCRETE						
PATCH SAWCUT SLAB	1.00	LS	\$ 3,500.00	\$ 3,500		
SUBTOTAL- CONCRETE				\$ 3,500	\$ 5.31	
CARPENTRY						
MISC IN-WALL BLOCKING	1.00	LS	\$ 450.00	\$ 450		
BASE TRIM & CASING	1.00	LS	\$ 1,500.00	\$ 1,500		
SHELVING	8.00	LF	\$ 250.00	\$ 2,000		
KITCHEN CABINETS & COUNTERTOPS	1.00	LS	\$ 7,500.00	\$ 7,500		
SUBTOTAL- CARPENTRY				\$ 11,450	\$ 17.37	
THERMAL & MOISTURE PROTECTION						
JOINT SEALANTS	1.00	LS	\$ 250.00	\$ 250		
SUBTOTAL- THERMAL & MOISTURE PROTECTION				\$ 250	\$ 0.38	
OPENINGS						
POCKET DOOR & FRAME	1.00	EA	\$ 950.00	\$ 950		
SOLID CORE WOOD DOOR	5.00	EA	\$ 750.00	\$ 3,750		
HOLLOW METAL DOOR FRAME	5.00	EA	\$ 350.00	\$ 1,750		
DOOR HARDWARE	5.00	EA	\$ 350.00	\$ 1,750		
SHOWER DOOR/PARTITION	1.00	EA	\$ 1,800.00	\$ 1,800		
SUBTOTAL- OPENINGS				\$ 10,000	\$ 15.17	
INTERIOR FINISHES						
WALL & CEILING FRAMING/DRYWALL	1.00	LS	\$ 12,500.00	\$ 12,500		
MISC PATCH & REPAIR	1.00	LS	\$ 2,000.00	\$ 2,000		
FLOORING	1.00	LS	\$ 7,500.00	\$ 7,500		
PAINTING	1.00	LS	\$ 3,500.00	\$ 3,500		
FINAL CLEANING	1.00	LS	\$ 500.00	\$ 500		
FLOOR PROTECTION	1.00	LS	\$ 300.00	\$ 300		
DUMPSTER FEES	0.25	PULLS	\$ 1,100.00	\$ 275		
SUBTOTAL- INTERIOR FINISHES				\$ 26,575	\$ 40.33	
SPECIALTIES						
BATH ACCESSORIES	1.00	LS	\$ 1,500.00	\$ 1,500		
SIGNAGE	1.00	LS	\$ 500.00	\$ 500		
HOOKS	10.00	EA	\$ 115.00	\$ 1,150		
RANGE/OVEN COMBO	1.00	EA	\$ 1,500.00	\$ 1,500		
REFRIGERATOR	1.00	EA	\$ 1,800.00	\$ 1,800		
MICROWAVE	1.00	EA	\$ 350.00	\$ 350		
DISHWASHER	1.00	EA	\$ 800.00	\$ 800		
SUBTOTAL- SPECIALTIES				\$ 7,600	\$ 11.53	

SF AREA

DESCRIPTION	QTY	U/M	UNIT PRICE	TOTALS	COST/SF	NOTES/COMMENTS
FIRE SUPPRESSION SYSTEMS						
FIRE SPRINKLER-MODIFY AS NEEDED	1.00	LS	\$ 5,000.00	\$ 5,000		
SUBTOTAL- FIRE SUPPRESSION SYSTEMS				\$ 5,000	\$ 7.59	
PLUMBING SYSTEMS						
PLUMBING	1.00	LS	\$ 20,000.00	\$ 20,000		
SUBTOTAL- PLUMBING SYSTEMS				\$ 20,000	\$ 30.35	
HVAC SYSTEMS						
HVAC WORK-MODIFY DUCTING AS NEEDED	1.00	LS	\$ 9,000.00	\$ 9,000		
SUBTOTAL- HVAC SYSTEMS				\$ 9,000	\$ 13.66	
ELECTRICAL WORK						
ELECTRICAL WORK	1.00	LS	\$ 25,000.00	\$ 25,000		
SUBTOTAL- ELECTRICAL WORK				\$ 25,000	\$ 37.94	
LOW VOLT WORK						
TV CABLING	1.00	LS	\$ 2,000.00	\$ 2,000		
SUBTOTAL- LOW VOLT WORK				\$ 2,000	\$ 3.03	
SUBTOTAL-DIRECT COST						
				\$ 127,713	\$ 193.80	
GENERAL CONDITIONS			6 WEEKS	\$ 45,452	\$ 68.97	
CONTINGENCY			6.00%	\$ 7,663	\$ 11.63	
BUILDERS RISK INSURANCE				\$ 129	\$ 0.20	
GENERAL LIABILITY INSURANCE			0.75%	\$ 146	\$ 0.22	
CONTRACTOR OH & FEE			7.00%	\$ 12,667	\$ 19.22	
TOTAL ESTIMATED CONSTRUCTION COST				\$ 193,770	\$ 294.04	
QUALIFICATIONS/ASSUMPTIONS:						
-PRICING DOES NOT INCLUDE SALES TAX						
-PRICING DOES NOT INCLUDE HAZARDOUS MATERIALS TESTING OR ABATEMENT						
-PRICING DOES NOT INCLUDE ESCALATION						
-PRICING DOES NOT INCLUDE FURNITURE						
-PRICING DOES NOT INCLUDE DESIGN FEES OR PERMITTING FEES						
-PRICING DOES NOT INCLUDE SERVICE PROVIDER FEES (WATER, ELEC, TELECOM, GAS)						
-PRICING ASSUMES EXISTING UTILITIES (SEWER, WATER, ELEC, GAS, TELECOM) ARE SIZED SUFFICIENTLY TO ABSORB THIS SCOPE						

SF AREA

DESCRIPTION	QTY	U/M	UNIT PRICE	TOTALS	COST/SF	NOTES/COMMENTS
OPTION 2A - REMODEL + (1) HOME + STORAGE + SEPTIC EXPANSION						
SELECTIVE DEMOLITION						
MISC REMOVALS	1.00	LS	\$ 1,000.00	\$ 1,000		
REMOVE INTERIOR WALL	25.00	LF	\$ 75.00	\$ 1,875		
REMOVE DOOR & FRAME	2.00	EA	\$ 150.00	\$ 300		
REMOVE SHELVING	7.50	LF	\$ 35.00	\$ 263		
REMOVE BATHROOM ACCESSORIES	1.00	LS	\$ 200.00	\$ 200		
REMOVE WINDOW	1.00	EA	\$ 150.00	\$ 150		
REMOVE SLAB ON GRADE	1.00	LS	\$ 2,500.00	\$ 2,500		
MISC INTERIOR REMOVALS	1.00	LS	\$ 500.00	\$ 500		
DUMPSTER FEES	0.50	PULL	\$ 1,100.00	\$ 550		
SUBTOTAL- SELECTIVE DEMOLITION				\$ 7,338	\$ 5.70	
EARTHWORK & UTILITIES						
FOUNDATION EXCAVATION-CONTAINER HOMES	1.00	LS	\$ 15,000.00	\$ 15,000		SHALLOW FOUNDATIONS
SLAB EXCAVATION-CONTAINER HOMES	1.00	LS	\$ 11,250.00	\$ 11,250		SHALLOW FOUNDATIONS
FOUNDATION EXCAVATION-STORAGE CONTAINER	1.00	LS	\$ 15,000.00	\$ 15,000		SHALLOW FOUNDATIONS
SLAB EXCAVATION-STORAGE CONTAINERS	1.00	LS	\$ 12,500.00	\$ 12,500		SHALLOW FOUNDATIONS
WET UTILITIES-CONTAINER HOMES	1.00	LS	\$ 9,000.00	\$ 9,000		
DRY UTILITIES-CONTAINER HOMES	1.00	LS	\$ 6,500.00	\$ 6,500		
PATCH CONC/ASPHALT	1.00	LS	\$ 7,500.00	\$ 7,500		
EROSION CONTROL	1.00	LS	\$ 2,500.00	\$ 2,500		SHALLOW FOUNDATIONS
SEPTIC SYSTEM-EXPANSION	1.00	LS	\$ 95,000.00	\$ 95,000		
SUBTOTAL- EARTHWORK				\$ 174,250	\$ 135.39	
SITE IMPROVEMENTS						
LANDSCAPING-CONTAINER HOMES	1.00	LS	\$ 6,500.00	\$ 6,500		
SIDEWALKS	2,600.00	SF	\$ 5.00	\$ 13,000		
SIDEWALK PREP	2,600.00	SF	\$ 2.00	\$ 5,200		
SITE GRADING	1.00	LS	\$ 5,000.00	\$ 5,000		
LANDSCAPING REPAIRS-SEPTIC EXPANSION	1.00	LS	\$ 6,500.00	\$ 6,500		
SUBTOTAL- SITE IMPROVEMENTS				\$ 36,200	\$ 28.13	
CONCRETE						
FOUNDATIONS & SLAB ON GRADE-CONTAINER HO	1.00	LS	\$ 22,500.00	\$ 22,500		
FOUNDATIONS & SLAB ON GRADE-STORAGE CONT	1.00	LS	\$ 20,000.00	\$ 20,000		
PATCH SAWCUT SLAB	1.00	LS	\$ 3,500.00	\$ 3,500		
SUBTOTAL- CONCRETE				\$ 46,000	\$ 35.74	
CARPENTRY						
MISC IN-WALL BLOCKING	1.00	LS	\$ 450.00	\$ 450		
BASE TRIM & CASING	1.00	LS	\$ 1,500.00	\$ 1,500		
SHELVING	8.00	LF	\$ 250.00	\$ 2,000		
KITCHEN CABINETS & COUNTERTOPS	1.00	LS	\$ 7,500.00	\$ 7,500		
SUBTOTAL- CARPENTRY				\$ 11,450	\$ 8.90	
THERMAL & MOISTURE PROTECTION						
ROOFING-CONTAINER HOMES	1.00	LS	\$ 7,500.00	\$ 7,500		
DAMP-PROOFING & INSULATION	1.00	LS	\$ 3,500.00	\$ 3,500		
JOINT SEALANTS	1.00	LS	\$ 1,000.00	\$ 1,000		
SUBTOTAL- THERMAL & MOISTURE PROTECTION				\$ 12,000	\$ 9.32	
OPENINGS						
POCKET DOOR & FRAME	1.00	EA	\$ 950.00	\$ 950		
SOLID CORE WOOD DOOR	5.00	EA	\$ 750.00	\$ 3,750		
HOLLOW METAL DOOR FRAME	5.00	EA	\$ 350.00	\$ 1,750		
DOOR HARDWARE	5.00	EA	\$ 350.00	\$ 1,750		
SHOWER DOOR/PARTITION	1.00	EA	\$ 1,800.00	\$ 1,800		
SUBTOTAL- OPENINGS				\$ 10,000	\$ 7.77	
INTERIOR FINISHES						
WALL & CEILING FRAMING/DRYWALL	1.00	LS	\$ 12,500.00	\$ 12,500		
MISC PATCH & REPAIR	1.00	LS	\$ 2,000.00	\$ 2,000		
FLOORING	1.00	LS	\$ 7,500.00	\$ 7,500		
PAINTING	1.00	LS	\$ 3,500.00	\$ 3,500		
FLOOR PROTECTION	1.00	LS	\$ 300.00	\$ 300		
DUMPSTER FEES	0.25	PULLS	\$ 1,100.00	\$ 275		
FINAL CLEANING	1.00	LS	\$ 1,000.00	\$ 1,000		
SUBTOTAL- INTERIOR FINISHES				\$ 27,075	\$ 21.04	

SF AREA

DESCRIPTION	QTY	U/M	UNIT PRICE	TOTALS	COST/SF	NOTES/COMMENTS
SPECIALTIES						
BATH ACCESSORIES	1.00	LS	\$ 1,500.00	\$ 1,500		
SIGNAGE	1.00	LS	\$ 500.00	\$ 500		
HOOKS	10.00	EA	\$ 115.00	\$ 1,150		
RANGE/OVEN COMBO	1.00	EA	\$ 1,500.00	\$ 1,500		
REFRIGERATOR	1.00	EA	\$ 1,800.00	\$ 1,800		
MICROWAVE	1.00	EA	\$ 350.00	\$ 350		
DISHWASHER	1.00	EA	\$ 800.00	\$ 800		
SUBTOTAL- SPECIALTIES				\$ 7,600	\$ 5.91	
CONTAINER HOMES						
PRE-FABRICATED UNIT	1.00	EA	\$ 119,000.00	\$ 119,000		320 SF UNIT-CAD MODEL
ADDITIONAL OPTIONS	1.00	LS	\$ 15,000.00	\$ 15,000		
PORCHES	1.00	LS	\$ 20,000.00	\$ 20,000		
DELIVERY	1.00	LS	\$ 6,500.00	\$ 6,500		
INSTALLATION	1.00	LS	\$ 7,500.00	\$ 7,500		
SUBTOTAL- CONTAINER HOMES				\$ 168,000	\$ 130.54	
STORAGE CONTAINERS						
STORAGE CONTAINER	1.00	EA	\$ 30,000.00	\$ 30,000		
SUBDIVIDE CONTAINER	1.00	LS	\$ 12,500.00	\$ 12,500		
DELIVERY	1.00	LS	\$ 8,500.00	\$ 8,500		
INSTALLATION	1.00	LS	\$ 5,000.00	\$ 5,000		
SUBTOTAL- STORAGE CONTAINERS				\$ 56,000	\$ 43.51	
FIRE SUPPRESSION SYSTEMS						
FIRE SPRINKLER-MODIFY AS NEEDED	1.00	LS	\$ 5,000.00	\$ 5,000		
SUBTOTAL- FIRE SUPPRESSION SYSTEMS				\$ 5,000	\$ 3.89	
PLUMBING SYSTEMS						
PLUMBING-RENOVATION	1.00	LS	\$ 20,000.00	\$ 20,000		
PLUMBING-FINAL CONNECTION TO CONTAINERS	1.00	LS	\$ 4,000.00	\$ 4,000		
SUBTOTAL- PLUMBING SYSTEMS				\$ 24,000	\$ 18.65	
HVAC SYSTEMS						
HVAC WORK-MODIFY DUCTING AS NEEDED	1.00	LS	\$ 9,000.00	\$ 9,000		
SUBTOTAL- HVAC SYSTEMS				\$ 9,000	\$ 6.99	
ELECTRICAL WORK						
ELECTRICAL WORK-CONTAINER HOMES	1.00	LS	\$ 15,000.00	\$ 15,000		
ELECTRICAL WORK-RENOVATION	1.00	LS	\$ 25,000.00	\$ 25,000		
ELECTRICAL WORK-SEPTIC SYSTEM	1.00	LS	\$ 5,000.00	\$ 5,000		
SUBTOTAL- ELECTRICAL WORK				\$ 45,000	\$ 34.97	
LOW VOLT WORK						
TELECOM-CONTAINER HOMES	1.00	LS	\$ 6,000.00	\$ 6,000		
TELECOM-RENOVATION	1.00	LS	\$ 2,000.00	\$ 2,000		
SUBTOTAL- LOW VOLT WORK				\$ 8,000	\$ 6.22	
SUBTOTAL-DIRECT COST				\$ 646,913	\$ 502.65	
GENERAL CONDITIONS			4 MOS	\$ 143,454	\$ 111.46	
CONTINGENCY			6.00%	\$ 38,815	\$ 30.16	
BUILDERS RISK INSURANCE				\$ 1,493	\$ 1.16	
GENERAL LIABILITY INSURANCE			0.85%	\$ 7,693	\$ 5.98	
BOND			0.58%	\$ 5,249	\$ 4.08	
CONTRACTOR OH & FEE			7.00%	\$ 58,686	\$ 45.60	
TOTAL ESTIMATED CONSTRUCTION COST				\$ 902,301	\$ 701.09	
QUALIFICATIONS/ASSUMPTIONS:						
-PRICING DOES NOT INCLUDE SALES TAX						
-PRICING DOES NOT INCLUDE HAZARDOUS MATERIALS TESTING OR ABATEMENT						
-PRICING DOES NOT INCLUDE ESCALATION						
-PRICING DOES NOT INCLUDE FURNITURE						
-PRICING DOES NOT INCLUDE DESIGN FEES OR PERMITTING FEES						
-PRICING DOES NOT INCLUDE SERVICE PROVIDER FEES (WATER, ELEC, TELECOM, GAS)						

SF AREA

DESCRIPTION	QTY	U/M	UNIT PRICE	TOTALS	COST/SF	NOTES/COMMENTS
OPTION 2B - REMODEL + (2) HOMES + STORAGE + SEPTIC EXPANSION						
SELECTIVE DEMOLITION						
MISC REMOVALS	1.00	LS	\$ 1,000.00	\$ 1,000		
REMOVE INTERIOR WALL	25.00	LF	\$ 75.00	\$ 1,875		
REMOVE DOOR & FRAME	2.00	EA	\$ 150.00	\$ 300		
REMOVE SHELVEING	7.50	LF	\$ 35.00	\$ 263		
REMOVE BATHROOM ACCESSORIES	1.00	LS	\$ 200.00	\$ 200		
REMOVE WINDOW	1.00	EA	\$ 150.00	\$ 150		
REMOVE SLAB ON GRADE	1.00	LS	\$ 2,500.00	\$ 2,500		
MISC INTERIOR REMOVALS	1.00	LS	\$ 500.00	\$ 500		
DUMPSTER FEES	0.50	PULL	\$ 1,100.00	\$ 550		
SUBTOTAL- SELECTIVE DEMOLITION				\$ 7,338	\$ 4.57	
EARTHWORK & UTILITIES						
FOUNDATION EXCAVATION-CONTAINER HOMES	1.00	LS	\$ 30,000.00	\$ 30,000		SHALLOW FOUNDATIONS
SLAB EXCAVATION-CONTAINER HOMES	1.00	LS	\$ 22,500.00	\$ 22,500		SHALLOW FOUNDATIONS
FOUNDATION EXCAVATION-STORAGE CONTAINER	1.00	LS	\$ 15,000.00	\$ 15,000		SHALLOW FOUNDATIONS
SLAB EXCAVATION-STORAGE CONTAINERS	1.00	LS	\$ 12,500.00	\$ 12,500		SHALLOW FOUNDATIONS
WET UTILITIES-CONTAINER HOMES	1.00	LS	\$ 11,000.00	\$ 11,000		
DRY UTILITIES-CONTAINER HOMES	1.00	LS	\$ 7,500.00	\$ 7,500		
PATCH CONC/ASPHALT	1.00	LS	\$ 7,500.00	\$ 7,500		
EROSION CONTROL	1.00	LS	\$ 2,500.00	\$ 2,500		SHALLOW FOUNDATIONS
SEPTIC SYSTEM-EXPANSION	1.00	LS	\$ 95,000.00	\$ 95,000		
SUBTOTAL- EARTHWORK				\$ 203,500	\$ 126.63	
SITE IMPROVEMENTS						
LANDSCAPING-CONTAINER HOMES	1.00	LS	\$ 8,500.00	\$ 8,500		
SIDEWALKS	3,400.00	SF	\$ 5.00	\$ 17,000		
SIDEWALK PREP	3,400.00	SF	\$ 2.00	\$ 6,800		
SITE GRADING	1.00	LS	\$ 7,500.00	\$ 7,500		
LANDSCAPING REPAIRS-SEPTIC EXPANSION	1.00	LS	\$ 6,500.00	\$ 6,500		
SUBTOTAL- SITE IMPROVEMENTS				\$ 46,300	\$ 28.81	
CONCRETE						
FOUNDATIONS & SLAB ON GRADE-CONTAINER HO	1.00	LS	\$ 45,000.00	\$ 45,000		
FOUNDATIONS & SLAB ON GRADE-STORAGE CONT	1.00	LS	\$ 20,000.00	\$ 20,000		
PATCH SAWCUT SLAB	1.00	LS	\$ 3,500.00	\$ 3,500		
SUBTOTAL- CONCRETE				\$ 68,500	\$ 42.63	
CARPENTRY						
MISC IN-WALL BLOCKING	1.00	LS	\$ 450.00	\$ 450		
BASE TRIM & CASING	1.00	LS	\$ 1,500.00	\$ 1,500		
SHELVEING	8.00	LF	\$ 250.00	\$ 2,000		
KITCHEN CABINETS & COUNTERTOPS	1.00	LS	\$ 7,500.00	\$ 7,500		
SUBTOTAL- CARPENTRY				\$ 11,450	\$ 7.13	
THERMAL & MOISTURE PROTECTION						
ROOFING-CONTAINER HOMES	1.00	LS	\$ 15,000.00	\$ 15,000		
DAMP-PROOFING & INSULATION	1.00	LS	\$ 5,000.00	\$ 5,000		
JOINT SEALANTS	1.00	LS	\$ 1,250.00	\$ 1,250		
SUBTOTAL- THERMAL & MOISTURE PROTECTION				\$ 21,250	\$ 13.22	
OPENINGS						
POCKET DOOR & FRAME	1.00	EA	\$ 950.00	\$ 950		
SOLID CORE WOOD DOOR	5.00	EA	\$ 750.00	\$ 3,750		
HOLLOW METAL DOOR FRAME	5.00	EA	\$ 350.00	\$ 1,750		
DOOR HARDWARE	5.00	EA	\$ 350.00	\$ 1,750		
SHOWER DOOR/PARTITION	1.00	EA	\$ 1,800.00	\$ 1,800		
SUBTOTAL- OPENINGS				\$ 10,000	\$ 6.22	
INTERIOR FINISHES						
WALL & CEILING FRAMING/DRYWALL	1.00	LS	\$ 12,500.00	\$ 12,500		
MISC PATCH & REPAIR	1.00	LS	\$ 2,000.00	\$ 2,000		
FLOORING	1.00	LS	\$ 7,500.00	\$ 7,500		
PAINTING	1.00	LS	\$ 3,500.00	\$ 3,500		
FLOOR PROTECTION	1.00	LS	\$ 300.00	\$ 300		
DUMPSTER FEES	0.25	PULLS	\$ 1,100.00	\$ 275		
FINAL CLEANING	1.00	LS	\$ 1,500.00	\$ 1,500		
SUBTOTAL- INTERIOR FINISHES				\$ 27,575	\$ 17.16	

ASPEN FIRE PROTECTION DISTRICT
 ASPEN, CO
 SCHEMATIC ESTIMATE
 OPTION 2B - REMODEL + (2) HOMES + STORAGE + SEPTIC EXPANSION

3-Feb-22
 FCI CONSTRUCTORS, INC.
 CONCEPTUAL ESTIMATE
 1,607.00

SF AREA

DESCRIPTION	QTY	U/M	UNIT PRICE	TOTALS	COST/SF	NOTES/COMMENTS
SPECIALTIES						
BATH ACCESSORIES	1.00	LS	\$ 1,500.00	\$ 1,500		
SIGNAGE	1.00	LS	\$ 500.00	\$ 500		
HOOKS	10.00	EA	\$ 115.00	\$ 1,150		
RANGE/OVEN COMBO	1.00	EA	\$ 1,500.00	\$ 1,500		
REFRIGERATOR	1.00	EA	\$ 1,800.00	\$ 1,800		
MICROWAVE	1.00	EA	\$ 350.00	\$ 350		
DISHWASHER	1.00	EA	\$ 800.00	\$ 800		
SUBTOTAL- SPECIALTIES				\$ 7,600	\$ 4.73	
CONTAINER HOMES						
PRE-FABRICATED UNIT	2.00	EA	\$ 119,000.00	\$ 238,000		320 SF UNIT-CAD MODEL
ADDITIONAL OPTIONS	1.00	LS	\$ 30,000.00	\$ 30,000		
PORCHES	1.00	LS	\$ 40,000.00	\$ 40,000		
DELIVERY	1.00	LS	\$ 13,000.00	\$ 13,000		
INSTALLATION	1.00	LS	\$ 15,000.00	\$ 15,000		
SUBTOTAL- CONTAINER HOMES				\$ 336,000	\$ 209.09	
STORAGE CONTAINERS						
STORAGE CONTAINER	1.00	EA	\$ 30,000.00	\$ 30,000		
SUBDIVIDE CONTAINER	1.00	LS	\$ 12,500.00	\$ 12,500		
DELIVERY	1.00	LS	\$ 8,500.00	\$ 8,500		
INSTALLATION	1.00	LS	\$ 5,000.00	\$ 5,000		
SUBTOTAL- STORAGE CONTAINERS				\$ 56,000	\$ 34.85	
FIRE SUPPRESSION SYSTEMS						
FIRE SPRINKLER-MODIFY AS NEEDED	1.00	LS	\$ 5,000.00	\$ 5,000		
SUBTOTAL- FIRE SUPPRESSION SYSTEMS				\$ 5,000	\$ 3.11	
PLUMBING SYSTEMS						
PLUMBING-RENOVATION	1.00	LS	\$ 20,000.00	\$ 20,000		
PLUMBING-FINAL CONNECTION TO CONTAINERS	1.00	LS	\$ 5,000.00	\$ 5,000		
SUBTOTAL- PLUMBING SYSTEMS				\$ 25,000	\$ 15.56	
HVAC SYSTEMS						
HVAC WORK-MODIFY DUCTING AS NEEDED	1.00	LS	\$ 9,000.00	\$ 9,000		
SUBTOTAL- HVAC SYSTEMS				\$ 9,000	\$ 5.60	
ELECTRICAL WORK						
ELECTRICAL WORK-CONTAINER HOMES	1.00	LS	\$ 20,000.00	\$ 20,000		
ELECTRICAL WORK-RENOVATION	1.00	LS	\$ 25,000.00	\$ 25,000		
ELECTRICAL WORK-SEPTIC SYSTEM	1.00	LS	\$ 5,000.00	\$ 5,000		
SUBTOTAL- ELECTRICAL WORK				\$ 50,000	\$ 31.11	
LOW VOLT WORK						
TELECOM-CONTAINER HOMES	1.00	LS	\$ 7,500.00	\$ 7,500		
TELECOM-RENOVATION	1.00	LS	\$ 2,000.00	\$ 2,000		
SUBTOTAL- LOW VOLT WORK				\$ 9,500	\$ 5.91	
SUBTOTAL-DIRECT COST				\$ 894,013	\$ 556.32	
GENERAL CONDITIONS			4.5 MOS	\$ 161,135	\$ 100.27	
CONTINGENCY			6.00%	\$ 53,641	\$ 33.38	
BUILDERS RISK INSURANCE				\$ 1,997	\$ 1.24	
GENERAL LIABILITY INSURANCE			0.85%	\$ 10,285	\$ 6.40	
BOND			0.58%	\$ 7,018	\$ 4.37	
CONTRACTOR OH & FEE			7.00%	\$ 78,475	\$ 48.83	
TOTAL ESTIMATED CONSTRUCTION COST				\$ 1,206,563	\$ 750.82	
QUALIFICATIONS/ASSUMPTIONS:						
-PRICING DOES NOT INCLUDE SALES TAX						
-PRICING DOES NOT INCLUDE HAZARDOUS MATERIALS TESTING OR ABATEMENT						
-PRICING DOES NOT INCLUDE ESCALATION						
-PRICING DOES NOT INCLUDE FURNITURE						
-PRICING DOES NOT INCLUDE DESIGN FEES OR PERMITTING FEES						
-PRICING DOES NOT INCLUDE SERVICE PROVIDER FEES (WATER, ELEC, TELECOM, GAS)						

SF AREA

DESCRIPTION	QTY	U/M	UNIT PRICE	TOTALS	COST/SF	NOTES/COMMENTS
OPTION 2C - REMODEL + (3) HOMES + STORAGE + SEPTIC EXPANSION						
SELECTIVE DEMOLITION						
MISC REMOVALS	1.00	LS	\$ 1,000.00	\$ 1,000		
REMOVE INTERIOR WALL	25.00	LF	\$ 75.00	\$ 1,875		
REMOVE DOOR & FRAME	2.00	EA	\$ 150.00	\$ 300		
REMOVE SHELING	7.50	LF	\$ 35.00	\$ 263		
REMOVE BATHROOM ACCESSORIES	1.00	LS	\$ 200.00	\$ 200		
REMOVE WINDOW	1.00	EA	\$ 150.00	\$ 150		
REMOVE SLAB ON GRADE	1.00	LS	\$ 2,500.00	\$ 2,500		
MISC INTERIOR REMOVALS	1.00	LS	\$ 500.00	\$ 500		
DUMPSTER FEES	0.50	PULL	\$ 1,100.00	\$ 550		
SUBTOTAL- SELECTIVE DEMOLITION				\$ 7,338	\$ 3.81	
EARTHWORK & UTILITIES						
FOUNDATION EXCAVATION-CONTAINER HOMES	1.00	LS	\$ 45,000.00	\$ 45,000		SHALLOW FOUNDATIONS
SLAB EXCAVATION-CONTAINER HOMES	1.00	LS	\$ 33,750.00	\$ 33,750		SHALLOW FOUNDATIONS
FOUNDATION EXCAVATION-STORAGE CONTAINER	1.00	LS	\$ 15,000.00	\$ 15,000		SHALLOW FOUNDATIONS
SLAB EXCAVATION-STORAGE CONTAINERS	1.00	LS	\$ 12,500.00	\$ 12,500		SHALLOW FOUNDATIONS
WET UTILITIES-CONTAINER HOMES	1.00	LS	\$ 15,000.00	\$ 15,000		
DRY UTILITIES-CONTAINER HOMES	1.00	LS	\$ 9,500.00	\$ 9,500		
PATCH CONC/ASPHALT	1.00	LS	\$ 7,500.00	\$ 7,500		
EROSION CONTROL	1.00	LS	\$ 350.00	\$ 350		SHALLOW FOUNDATIONS
SEPTIC SYSTEM-EXPANSION	1.00	LS	\$ 95,000.00	\$ 95,000		
SUBTOTAL- EARTHWORK				\$ 233,600	\$ 121.22	
SITE IMPROVEMENTS						
LANDSCAPING-CONTAINER HOMES	1.00	LS	\$ 10,000.00	\$ 10,000		
SIDEWALKS	4,400.00	SF	\$ 5.00	\$ 22,000		
SIDEWALK PREP	4,400.00	SF	\$ 2.00	\$ 8,800		
SITE GRADING	1.00	LS	\$ 10,000.00	\$ 10,000		
LANDSCAPING REPAIRS-SEPTIC EXPANSION	1.00	LS	\$ 6,500.00	\$ 6,500		
SUBTOTAL- SITE IMPROVEMENTS				\$ 57,300	\$ 29.74	
CONCRETE						
FOUNDATIONS & SLAB ON GRADE-CONTAINER HO	1.00	LS	\$ 67,500.00	\$ 67,500		
FOUNDATIONS & SLAB ON GRADE-STORAGE CONT	1.00	LS	\$ 20,000.00	\$ 20,000		
PATCH SAWCUT SLAB	1.00	LS	\$ 3,500.00	\$ 3,500		
SUBTOTAL- CONCRETE				\$ 91,000	\$ 47.22	
CARPENTRY						
MISC IN-WALL BLOCKING	1.00	LS	\$ 450.00	\$ 450		
BASE TRIM & CASING	1.00	LS	\$ 1,500.00	\$ 1,500		
SHELING	8.00	LF	\$ 250.00	\$ 2,000		
KITCHEN CABINETS & COUNTERTOPS	1.00	LS	\$ 7,500.00	\$ 7,500		
SUBTOTAL- CARPENTRY				\$ 11,450	\$ 5.94	
THERMAL & MOISTURE PROTECTION						
ROOFING-CONTAINER HOMES	1.00	LS	\$ 22,500.00	\$ 22,500		
DAMPPROOFING & INSULATION	1.00	LS	\$ 7,500.00	\$ 7,500		
JOINT SEALANTS	1.00	LS	\$ 1,700.00	\$ 1,700		
SUBTOTAL- THERMAL & MOISTURE PROTECTION				\$ 31,700	\$ 16.45	
OPENINGS						
POCKET DOOR & FRAME	1.00	EA	\$ 950.00	\$ 950		
SOLID CORE WOOD DOOR	5.00	EA	\$ 750.00	\$ 3,750		
HOLLOW METAL DOOR FRAME	5.00	EA	\$ 350.00	\$ 1,750		
DOOR HARDWARE	5.00	EA	\$ 350.00	\$ 1,750		
SHOWER DOOR/PARTITION	1.00	EA	\$ 1,800.00	\$ 1,800		
SUBTOTAL- OPENINGS				\$ 10,000	\$ 5.19	
INTERIOR FINISHES						
WALL & CEILING FRAMING/DRYWALL	1.00	LS	\$ 12,500.00	\$ 12,500		
MISC PATCH & REPAIR	1.00	LS	\$ 2,000.00	\$ 2,000		
FLOORING	1.00	LS	\$ 7,500.00	\$ 7,500		
PAINTING	1.00	LS	\$ 3,500.00	\$ 3,500		
FLOOR PROTECTION	1.00	LS	\$ 300.00	\$ 300		
DUMPSTER FEES	0.25	PULLS	\$ 1,100.00	\$ 275		
FINAL CLEANING	1.00	LS	\$ 2,000.00	\$ 2,000		
SUBTOTAL- INTERIOR FINISHES				\$ 28,075	\$ 14.57	

ASPEN FIRE PROTECTION DISTRICT
 ASPEN, CO
 SCHEMATIC ESTIMATE
 OPTION 2C - REMODEL + (3) HOMES + STORAGE + SEPTIC EXPANSION

3-Feb-22
 FCI CONSTRUCTORS, INC.
 CONCEPTUAL ESTIMATE
 1,927.00

SF AREA

DESCRIPTION	QTY	U/M	UNIT PRICE	TOTALS	COST/SF	NOTES/COMMENTS
SPECIALTIES						
BATH ACCESSORIES	1.00	LS	\$ 1,500.00	\$ 1,500		
SIGNAGE	1.00	LS	\$ 500.00	\$ 500		
HOOKS	10.00	EA	\$ 115.00	\$ 1,150		
RANGE/OVEN COMBO	1.00	EA	\$ 1,500.00	\$ 1,500		
REFRIGERATOR	1.00	EA	\$ 1,800.00	\$ 1,800		
MICROWAVE	1.00	EA	\$ 350.00	\$ 350		
DISHWASHER	1.00	EA	\$ 800.00	\$ 800		
SUBTOTAL- SPECIALTIES				\$ 7,600	\$ 3.94	
CONTAINER HOMES						
PRE-FABRICATED UNIT	3.00	EA	\$ 119,000.00	\$ 357,000		320 SF UNIT-CAD MODEL
ADDITIONAL OPTIONS	1.00	LS	\$ 45,000.00	\$ 45,000		
PORCHES	1.00	LS	\$ 60,000.00	\$ 60,000		
DELIVERY	1.00	LS	\$ 20,000.00	\$ 20,000		
INSTALLATION	1.00	LS	\$ 23,000.00	\$ 23,000		
SUBTOTAL- CONTAINER HOMES				\$ 505,000	\$ 262.07	
STORAGE CONTAINERS						
STORAGE CONTAINER	1.00	EA	\$ 30,000.00	\$ 30,000		
SUBDIVIDE CONTAINER	1.00	LS	\$ 12,500.00	\$ 12,500		
DELIVERY	1.00	LS	\$ 8,500.00	\$ 8,500		
INSTALLATION	1.00	LS	\$ 5,000.00	\$ 5,000		
SUBTOTAL- STORAGE CONTAINERS				\$ 56,000	\$ 29.06	
FIRE SUPPRESSION SYSTEMS						
FIRE SPRINKLER-MODIFY AS NEEDED	1.00	LS	\$ 5,000.00	\$ 5,000		
SUBTOTAL- FIRE SUPPRESSION SYSTEMS				\$ 5,000	\$ 2.59	
PLUMBING SYSTEMS						
PLUMBING-RENOVATION	1.00	LS	\$ 20,000.00	\$ 20,000		
PLUMBING-FINAL CONNECTION TO CONTAINERS	1.00	LS	\$ 8,000.00	\$ 8,000		
SUBTOTAL- PLUMBING SYSTEMS				\$ 28,000	\$ 14.53	
HVAC SYSTEMS						
HVAC WORK-MODIFY DUCTING AS NEEDED	1.00	LS	\$ 9,000.00	\$ 9,000		
SUBTOTAL- HVAC SYSTEMS				\$ 9,000	\$ 4.67	
ELECTRICAL WORK						
ELECTRICAL WORK-CONTAINER HOMES	1.00	LS	\$ 30,000.00	\$ 30,000		
ELECTRICAL WORK-RENOVATION	1.00	LS	\$ 25,000.00	\$ 25,000		
ELECTRICAL WORK-SEPTIC SYSTEM	1.00	LS	\$ 5,000.00	\$ 5,000		
SUBTOTAL- ELECTRICAL WORK				\$ 60,000	\$ 31.14	
LOW VOLT WORK						
TELECOM-CONTAINER HOMES	1.00	LS	\$ 10,000.00	\$ 10,000		
TELECOM-RENOVATION	1.00	LS	\$ 2,000.00	\$ 2,000		
SUBTOTAL- LOW VOLT WORK				\$ 12,000	\$ 6.23	
SUBTOTAL-DIRECT COST				\$ 1,153,063	\$ 598.37	
GENERAL CONDITIONS			5 MOS	\$ 178,817	\$ 92.80	
CONTINGENCY			6.00%	\$ 69,184	\$ 35.90	
BUILDERS RISK INSURANCE				\$ 2,525	\$ 1.31	
GENERAL LIABILITY INSURANCE			0.85%	\$ 13,005	\$ 6.75	
BOND			0.58%	\$ 8,874	\$ 4.61	
CONTRACTOR OH & FEE			7.00%	\$ 99,161	\$ 51.46	
TOTAL ESTIMATED CONSTRUCTION COST				\$ 1,524,628	\$ 791.19	
QUALIFICATIONS/ASSUMPTIONS:						
-PRICING DOES NOT INCLUDE SALES TAX						
-PRICING DOES NOT INCLUDE HAZARDOUS MATERIALS TESTING OR ABATEMENT						
-PRICING DOES NOT INCLUDE ESCALATION						
-PRICING DOES NOT INCLUDE FURNITURE						
-PRICING DOES NOT INCLUDE DESIGN FEES OR PERMITTING FEES						
-PRICING DOES NOT INCLUDE SERVICE PROVIDER FEES (WATER, ELEC, TELECOM, GAS)						