



CCMG, LLC

Claims & Construction Management Group, LLC
1776 S. Jackson Street, Suite 518
Denver, CO 80210

Insured: Jasmine Estates Homeowners Association, Inc
Property: 12013-12063 Krameria St, 12054-12083 Krameria
Ct, 12013-12038 Leyden St, 12060-12078 Leyden
Ct, 12013-12038 Locust St, 12060-12078 Locust Ct,
12013-12037 Monaco St, 12052-12078 Monaco Ct
Brighton, CO 80602

Estimator: Tanya Morrison

Business: (720) 766-8150
E-mail: tanya@ccmgpro.com

Contractor: Scott Benglen
Company: Claims and Construction Management Group
Business: 1776 S Jackson St, Ste 518
Denver, CO 80210

Business: (303) 596-6043
E-mail: scott@ccmgpro.com

Claim Number: PHX24050770
4A2406FG8WG-0001

Policy Number: TSLUPR1000305-00

Type of Loss: Hail

Date of Loss: 5/30/2024 4:00 PM
Date Inspected:

Date Received:
Date Entered: 7/17/2024 6:07 PM

Price List: CODE8X_JUL24
Restoration/Service/Remodel
Estimate: CON_JASMINE2-1



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CON_JASMINE2-1

Bldg 19-12013-12021 Krameria St - 5 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1. Tear off, haul and dispose of comp. shingles - Laminated									
40.90 SQ	81.87	0.00	0.00	3,348.48	6/30 yrs	Avg.	NA	(0.00)	3,348.48
2. Laminated - comp. shingle rfg. - w/out felt									
47.33 SQ	400.00	637.94	0.00	19,569.94	6/30 yrs	Avg.	20%	(1,501.02)	18,068.92
15% waste is added for complex roof									
3. Remove Additional charge for high roof (2 stories or greater)									
37.90 SQ	7.20	0.00	0.00	272.88	6/NA	Avg.	NA	(0.00)	272.88
4. Additional charge for high roof (2 stories or greater)									
37.90 SQ	33.89	0.00	0.00	1,284.43	6/NA	Avg.	0%	(0.00)	1,284.43
5. Roofing felt - 15 lb.									
14.87 SQ	52.92	11.82	0.00	798.74	6/20 yrs	Avg.	30%	(41.71)	757.03
This estimate has removed felt from the areas in which IWS is to be installed.									
6. Ice & water barrier									
2,603.00 SF	2.45	110.63	0.00	6,487.98	6/30 yrs	Avg.	20%	(260.30)	6,227.68
IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.									
7. Asphalt starter - universal starter course									
479.75 LF	3.10	28.55	0.00	1,515.78	6/20 yrs	Avg.	30%	(100.75)	1,415.03
Asphalt starter applied on the eaves and the rakes.									
8. Hip / Ridge cap - Standard profile - composition shingles									
334.33 LF	8.11	87.24	0.00	2,798.66	6/30 yrs	Avg.	20%	(205.28)	2,593.38
9. Drip edge									
111.92 LF	3.91	11.04	0.00	448.65	6/35 yrs	Avg.	17.14%	(22.26)	426.39
Drip edge present on the rake. Will be damaged during shingle removal.									
10. Drip edge/gutter apron									
367.83 LF	4.02	40.02	0.00	1,518.70	6/35 yrs	Avg.	17.14%	(80.71)	1,437.99
Gutter apron present on the eave. Will be damaged during shingle removal.									
11. Access Off*									
40.90 EA	15.00	0.00	0.00	613.50	6/NA	Avg.	0%	(0.00)	613.50
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
12. Flashing - pipe jack									
10.00 EA	69.41	12.42	0.00	706.52	6/35 yrs	Avg.	17.14%	(25.05)	681.47
These will be damaged during shingle removal.									
13. Detach & Reset Roof vent - turtle type - Metal									
10.00 EA	101.83	0.83	0.00	1,019.13	0/35 yrs	Avg.	0%	(0.00)	1,019.13
14. R&R Furnace vent - rain cap and storm collar, 6"									
5.00 EA	118.50	18.62	0.00	611.12	6/25 yrs	Avg.	24%	(52.56)	558.56
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
15. Step flashing									
116.67 LF	15.84	19.54	0.00	1,867.59	6/35 yrs	Avg.	17.14%	(39.40)	1,828.19
This will be damaged during shingle removal as it is interlaced between the shingles.									
16. Flashing - L flashing - galvanized									
43.58 LF	7.13	9.48	0.00	320.21	6/35 yrs	Avg.	17.14%	(19.13)	301.08
The headwall flashing is shingled over and will be damaged during shingle removal.									
17. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
18. Prime & paint roof jack									
10.00 EA	36.73	6.59	0.00	373.89	6/15 yrs	Avg.	40%	(31.00)	342.89
19. Prime & paint roof vent									
5.00 EA	36.73	3.29	0.00	186.94	6/15 yrs	Avg.	40%	(15.50)	171.44
this item includes paint for furnace caps only									
20. Commercial Supervision / Project Management - per hour									
9.35 HR	86.32	0.00	0.00	807.09	6/NA	Avg.	0%	(0.00)	807.09

Commercial Supervision

A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.

17.5 squares a day on a complex roof

Day is based off of an 8 hour day.

40.90 Square complex roof

40.90 squares / 17.5 squares a day = 2.33 days to complete

2.33 x 8 hour work day = 18.69 hours of supervision per roof

This amount has been reduced by half with the assumption 2 buildings can be completed per day.

21. R&R Sheathing - plywood - 1/2" CDX

0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
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sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.

Totals: Roof		998.34	0.00	45,132.08				2,394.67	42,737.41
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Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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CONTINUED - Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
22. R&R Gutter / downspout - aluminum - up to 5"									
367.83 LF	11.75	162.27	896.86	5,381.13	6/25 yrs	Avg.	24%	(458.17)	4,922.96
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters		162.27	896.86	5,381.13				458.17	4,922.96

Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Front and Rear elevations. Damaged screens can be found on the Front, Rear and Right elevations.									
23. R&R Glazing bead - Vinyl									
126.00 LF	3.99	28.81	106.32	637.87	12/18 yrs	Avg.	66.67%	(225.96)	411.91
24. R&R Window screen, 1 - 9 SF									
28.00 EA	51.58	97.01	308.26	1,849.51	12/30 yrs	Avg.	40%	(456.51)	1,393.00
Totals: Windows		125.82	414.58	2,487.38				682.47	1,804.91

Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting .									
25. Clean with pressure/chemical spray									
2,618.00 SF	0.50	2.23	262.24	1,573.47	12/NA	Avg.	0%	(0.00)	1,573.47
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
26. Paint wood siding - 1 coat									
1,791.50 SF	1.99	47.21	722.46	4,334.76	12/15 yrs	Avg.	80%	(444.29)	3,890.47
27. Paint trim - one coat									
571.92 LF	1.02	5.35	117.76	706.47	12/15 yrs	Avg.	80%	(50.33)	656.14
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
28. Paint exterior fascia - 1 coat - wood, 4"- 6" wide									
239.88 LF	1.20	2.65	58.12	348.63	12/15 yrs	Avg.	80%	(24.95)	323.68
29. Paint exterior soffit - wood - 1 coat									
370.00 SF	1.53	8.49	114.92	689.51	12/15 yrs	Avg.	80%	(79.92)	609.59

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CONTINUED - Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
30. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
31. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
32. Mask the surface area per square foot - plastic and tape - 4 mil									
575.50 SF	0.25	2.94	29.36	176.18	12/15 yrs	Avg.	80%	(27.62)	148.56
Masking openings									
33. R&R Direct vent termination cap - galvanized									
5.00 EA	354.45	62.36	366.94	2,201.55	12/35 yrs	Avg.	34.29%	(251.54)	1,950.01
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									
Totals: Painting		131.23	1,771.78	10,630.41				878.65	9,751.76

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
34. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
35. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
36. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
37. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
38. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10



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CONTINUED - General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
allowance for 1 hour per building to drop needed materials off at each location.									
39. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
40. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28
Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.									
Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade									
-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.									
4579.98 - total non roofing trade hours for the project									
x 15%									
=687.00- required supervision for non roofing trade hours.									
This total number equates to 23.69 hours per main building address for a total of 29 buildings.									
Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
Total: Bldg 19-12013-12021		1,419.27	3,641.66	66,981.47				4,413.96	62,567.51
Krameria St - 5 plex									

Bldg 2 - 12023-12037 Krameria St - 8 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
41. Tear off, haul and dispose of comp. shingles - Laminated									
66.86 SQ	81.87	0.00	0.00	5,473.83	6/30 yrs	Avg.	NA	(0.00)	5,473.83
42. Laminated - comp. shingle rfg. - w/out felt									
77.00 SQ	400.00	1,037.84	0.00	31,837.84	6/30 yrs	Avg.	20%	(2,441.98)	29,395.86
15% waste is added for complex roof									
43. Remove Additional charge for high roof (2 stories or greater)									
62.24 SQ	7.20	0.00	0.00	448.13	6/NA	Avg.	NA	(0.00)	448.13
44. Additional charge for high roof (2 stories or greater)									
62.24 SQ	33.89	0.00	0.00	2,109.31	6/NA	Avg.	0%	(0.00)	2,109.31
45. Roofing felt - 15 lb.									
22.03 SQ	52.92	17.51	0.00	1,183.34	6/20 yrs	Avg.	30%	(61.79)	1,121.55
This estimate has removed felt from the areas in which IWS is to be installed.									



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
46. Ice & water barrier									
4,483.00 SF	2.45	190.53	0.00	11,173.88	6/30 yrs	Avg.	20%	(448.30)	10,725.58
IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.									
47. Asphalt starter - universal starter course									
816.33 LF	3.10	48.57	0.00	2,579.19	6/20 yrs	Avg.	30%	(171.43)	2,407.76
Asphalt starter applied on the eaves and the rakes.									
48. Hip / Ridge cap - Standard profile - composition shingles									
420.42 LF	8.11	109.71	0.00	3,519.32	6/30 yrs	Avg.	20%	(258.14)	3,261.18
49. Drip edge									
138.33 LF	3.91	13.64	0.00	554.51	6/35 yrs	Avg.	17.14%	(27.51)	527.00
Drip edge present on the rake. Will be damaged during shingle removal.									
50. Drip edge/gutter apron									
678.00 LF	4.02	73.77	0.00	2,799.33	6/35 yrs	Avg.	17.14%	(148.77)	2,650.56
Gutter apron present on the eave. Will be damaged during shingle removal.									
51. Access Off*									
66.86 EA	15.00	0.00	0.00	1,002.90	6/NA	Avg.	0%	(0.00)	1,002.90
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
52. Flashing - pipe jack									
16.00 EA	69.41	19.87	0.00	1,130.43	6/35 yrs	Avg.	17.14%	(40.07)	1,090.36
These will be damaged during shingle removal.									
53. Detach & Reset Roof vent - turtle type - Metal									
14.00 EA	101.83	1.17	0.00	1,426.79	0/35 yrs	Avg.	0%	(0.00)	1,426.79
54. R&R Furnace vent - rain cap and storm collar, 6"									
8.00 EA	118.50	29.78	0.00	977.78	6/25 yrs	Avg.	24%	(84.10)	893.68
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									
55. Step flashing									
169.25 LF	15.84	28.34	0.00	2,709.26	6/35 yrs	Avg.	17.14%	(57.16)	2,652.10
This will be damaged during shingle removal as it is interlaced between the shingles.									
56. Flashing - L flashing - galvanized									
132.00 LF	7.13	28.72	0.00	969.88	6/35 yrs	Avg.	17.14%	(57.93)	911.95
The headwall flashing is shingled over and will be damaged during shingle removal.									
57. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
58. Prime & paint roof jack									
16.00 EA	36.73	10.54	0.00	598.22	6/15 yrs	Avg.	40%	(49.60)	548.62
59. Prime & paint roof vent									
8.00 EA	36.73	5.27	0.00	299.11	6/15 yrs	Avg.	40%	(24.80)	274.31
this item includes paint for furnace caps only									



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
60. Commercial Supervision / Project Management - per hour									
15.28 HR	86.32	0.00	0.00	1,318.97	6/NA	Avg.	0%	(0.00)	1,318.97

Commercial Supervision

A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.

17.5 squares a day on a complex roof

Day is based off of an 8 hour day.

66.86 Square complex roof

66.86 squares / 17.5 squares a day = 3.82 days to complete

3.82 x 8 hour work day = 30.56 hours of supervision per roof

This amount has been reduced by half with the assumption 2 buildings can be completed per day.

61. R&R Sheathing - plywood - 1/2" CDX

0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
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sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.

Totals: Roof		1,615.59	0.00	72,693.87				3,871.58	68,822.29
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Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
62. R&R Gutter / downspout - aluminum - up to 5"									
678.00 LF	11.75	299.10	1,653.12	9,918.72	6/25 yrs	Avg.	24%	(844.52)	9,074.20

Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.

Totals: Gutters		299.10	1,653.12	9,918.72				844.52	9,074.20
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Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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Damaged glazing bead can be found on the Rear elevations.

Damaged screens can be found on the Front and Rear elevations.



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CONTINUED - Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
63. R&R Glazing bead - Vinyl									
203.00 LF	3.99	46.42	171.28	1,027.67	12/18 yrs	Avg.	66.67%	(364.05)	663.62
64. R&R Window screen, 1 - 9 SF									
40.00 EA	51.58	138.58	440.36	2,642.14	12/30 yrs	Avg.	40%	(652.16)	1,989.98
Totals: Windows		185.00	611.64	3,669.81				1,016.21	2,653.60

Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting .									
65. Clean with pressure/chemical spray									
3,841.00 SF	0.50	3.26	384.76	2,308.52	12/NA	Avg.	0%	(0.00)	2,308.52
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
66. Paint wood siding - 1 coat									
2,566.00 SF	1.99	67.61	1,034.78	6,208.73	12/15 yrs	Avg.	80%	(636.37)	5,572.36
67. Paint trim - one coat									
872.63 LF	1.02	8.16	179.66	1,077.90	12/15 yrs	Avg.	80%	(76.79)	1,001.11
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
68. Paint exterior fascia - 1 coat - wood, 4"- 6" wide									
408.17 LF	1.20	4.51	98.86	593.17	12/15 yrs	Avg.	80%	(42.45)	550.72
69. Paint exterior soffit - wood - 1 coat									
570.50 SF	1.53	13.09	177.20	1,063.16	12/15 yrs	Avg.	80%	(123.23)	939.93
70. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
71. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
72. Mask the surface area per square foot - plastic and tape - 4 mil									
932.00 SF	0.25	4.75	47.56	285.31	12/15 yrs	Avg.	80%	(44.74)	240.57
Masking openings									
73. Direct vent termination cap - galvanized									
8.00 EA	250.89	99.78	421.38	2,528.28	12/35 yrs	Avg.	34.29%	(402.46)	2,125.82



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CONTINUED - Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									
Totals: Painting		201.16	2,444.18	14,664.91				1,326.04	13,338.87

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
74. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
75. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
76. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
77. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
78. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									
79. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
80. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28
Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.									

Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade

-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.

4579.98 - total non roofing trade hours for the project

x 15%

=687.00- required supervision for non roofing trade hours.

This total number equates to 23.69 hours per main building address for a total of 29 buildings.



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CONTINUED - General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
Total: Bldg 2 - 12023-12037 Krameria St - 8 plex		2,302.46	5,267.38	104,297.78				7,058.35	97,239.43

Bldg 18-12055-12063 Krameria St - 5 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
81. Tear off, haul and dispose of comp. shingles - Laminated									
40.90 SQ	81.87	0.00	0.00	3,348.48	6/30 yrs	Avg.	NA	(0.00)	3,348.48
82. Laminated - comp. shingle rfg. - w/out felt									
47.33 SQ	400.00	637.94	0.00	19,569.94	6/30 yrs	Avg.	20%	(1,501.02)	18,068.92
15% waste is added for complex roof									
83. Remove Additional charge for high roof (2 stories or greater)									
37.90 SQ	7.20	0.00	0.00	272.88	6/NA	Avg.	NA	(0.00)	272.88
84. Additional charge for high roof (2 stories or greater)									
37.90 SQ	33.89	0.00	0.00	1,284.43	6/NA	Avg.	0%	(0.00)	1,284.43
85. Roofing felt - 15 lb.									
14.87 SQ	52.92	11.82	0.00	798.74	6/20 yrs	Avg.	30%	(41.71)	757.03
This estimate has removed felt from the areas in which IWS is to be installed.									
86. Ice & water barrier									
2,603.00 SF	2.45	110.63	0.00	6,487.98	6/30 yrs	Avg.	20%	(260.30)	6,227.68
IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.									
87. Asphalt starter - universal starter course									
479.75 LF	3.10	28.55	0.00	1,515.78	6/20 yrs	Avg.	30%	(100.75)	1,415.03
Asphalt starter applied on the eaves and the rakes.									
88. Hip / Ridge cap - Standard profile - composition shingles									
334.33 LF	8.11	87.24	0.00	2,798.66	6/30 yrs	Avg.	20%	(205.28)	2,593.38
89. Drip edge									
111.92 LF	3.91	11.04	0.00	448.65	6/35 yrs	Avg.	17.14%	(22.26)	426.39
Drip edge present on the rake. Will be damaged during shingle removal.									
90. Drip edge/gutter apron									
367.83 LF	4.02	40.02	0.00	1,518.70	6/35 yrs	Avg.	17.14%	(80.71)	1,437.99
Gutter apron present on the eave. Will be damaged during shingle removal.									
91. Access Off*									
40.90 EA	15.00	0.00	0.00	613.50	6/NA	Avg.	0%	(0.00)	613.50



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
92. Flashing - pipe jack									
10.00 EA	69.41	12.42	0.00	706.52	6/35 yrs	Avg.	17.14%	(25.05)	681.47
These will be damaged during shingle removal.									
93. Detach & Reset Roof vent - turtle type - Metal									
10.00 EA	101.83	0.83	0.00	1,019.13	0/35 yrs	Avg.	0%	(0.00)	1,019.13
94. R&R Furnace vent - rain cap and storm collar, 6"									
5.00 EA	118.50	18.62	0.00	611.12	6/25 yrs	Avg.	24%	(52.56)	558.56
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									
95. Step flashing									
116.67 LF	15.84	19.54	0.00	1,867.59	6/35 yrs	Avg.	17.14%	(39.40)	1,828.19
This will be damaged during shingle removal as it is interlaced between the shingles.									
96. Flashing - L flashing - galvanized									
43.58 LF	7.13	9.48	0.00	320.21	6/35 yrs	Avg.	17.14%	(19.13)	301.08
The headwall flashing is shingled over and will be damaged during shingle removal.									
97. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
98. Prime & paint roof jack									
10.00 EA	36.73	6.59	0.00	373.89	6/15 yrs	Avg.	40%	(31.00)	342.89
99. Prime & paint roof vent									
5.00 EA	36.73	3.29	0.00	186.94	6/15 yrs	Avg.	40%	(15.50)	171.44
this item includes paint for furnace caps only									
100. Commercial Supervision / Project Management - per hour									
9.35 HR	86.32	0.00	0.00	807.09	6/NA	Avg.	0%	(0.00)	807.09
Commercial Supervision									
A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.									
17.5 squares a day on a complex roof									
Day is based off of an 8 hour day.									
40.90 Square complex roof									
40.90 squares / 17.5 squares a day = 2.33 days to complete									
2.33 x 8 hour work day = 18.69 hours of supervision per roof									
This amount has been reduced by half with the assumption 2 buildings can be completed per day.									
101. R&R Sheathing - plywood - 1/2" CDX									
0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.									
Totals: Roof		998.34	0.00	45,132.08				2,394.67	42,737.41

Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
102. R&R Gutter / downspout - aluminum - up to 5"									
367.83 LF	11.75	162.27	896.86	5,381.13	6/25 yrs	Avg.	24%	(458.17)	4,922.96
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters		162.27	896.86	5,381.13				458.17	4,922.96

Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Left and Rear elevations. Damaged screens can be found on the Front, Rear, Left and Right elevations.									
103. R&R Glazing bead - Vinyl									
283.00 LF	3.99	64.71	238.78	1,432.66	12/18 yrs	Avg.	66.67%	(507.51)	925.15
104. R&R Window screen, 1 - 9 SF									
34.00 EA	51.58	117.80	374.30	2,245.82	12/30 yrs	Avg.	40%	(554.34)	1,691.48
Damaged windows can be found on the front elevations.									
105. R&R Vinyl window, single hung, 9-12 sf									
1.00 EA	349.15	19.89	73.82	442.86	12/30 yrs	Avg.	40%	(93.60)	349.26
106. R&R Vinyl window, picture/fixed, 24-32 sf									
1.00 EA	549.88	33.06	116.60	699.54	12/30 yrs	Avg.	40%	(155.58)	543.96
107. Window blind - horizontal or vertical - Detach & reset									
2.00 EA	45.43	0.00	18.18	109.04	12/NA	Avg.	0%	(0.00)	109.04
108. R&R Trim board - 1" x 4" - installed (pine)									
38.00 LF	5.24	7.66	41.36	248.14	12/150 yrs	Avg.	8%	(7.20)	240.94
Remove and replace trim around window									
109. Siding Installer - per hour									
2.00 HR	145.50	0.00	58.20	349.20	12/NA	Avg.	0%	(0.00)	349.20
Allowance to cut back the siding for window removal and replacement									

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CONTINUED - Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
110. Add. charge for a retrofit window, 12-23 sf - difficult									
1.00 EA	276.72	2.73	55.88	335.33	12/30 yrs	Avg.	40%	(12.87)	322.46
111. Add. charge for a retrofit window, 24-40 sf - difficult									
1.00 EA	359.55	4.37	72.80	436.72	12/30 yrs	Avg.	40%	(20.54)	416.18
112. Add on for "Low E" glass									
44.00 SF	5.47	20.46	52.24	313.38	12/30 yrs	Avg.	40%	(96.27)	217.11
113. Flashing - Sill flashing - moldable tape									
12.00 LF	8.78	2.79	21.64	129.79	12/30 yrs	Avg.	40%	(13.15)	116.64
114. Caulking - silicone									
152.00 LF	4.57	4.26	139.78	838.68	12/5 yrs	Avg.	100% [M]	(50.16)	788.52
The perimeter for the window will be caulked 4 separate times									
1) around the rough framing/drywall to the window									
2) from the nailing fin to the OSB									
3) from the trim to the window									
4) from the siding to the trim									
115. Clean window unit (per side) 10 - 20 SF									
1.00 EA	23.94	0.00	4.78	28.72	12/NA	Avg.	0%	(0.00)	28.72
116. Clean window unit (per side) 21 - 40 SF									
1.00 EA	31.93	0.00	6.38	38.31	12/NA	Avg.	0%	(0.00)	38.31
Totals: Windows		277.73	1,274.74	7,648.19				1,511.22	6,136.97

Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
117. Clean with pressure/chemical spray									
2,618.00 SF	0.50	2.23	262.24	1,573.47	12/NA	Avg.	0%	(0.00)	1,573.47
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
118. Paint wood siding - 1 coat									
1,791.50 SF	1.99	47.21	722.46	4,334.76	12/15 yrs	Avg.	80%	(444.29)	3,890.47
119. Paint trim - one coat									
571.92 LF	1.02	5.35	117.76	706.47	12/15 yrs	Avg.	80%	(50.33)	656.14
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
120. Paint exterior fascia - 1 coat - wood, 4"- 6" wide									
239.88 LF	1.20	2.65	58.12	348.63	12/15 yrs	Avg.	80%	(24.95)	323.68



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CONTINUED - Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
121. Paint exterior soffit - wood - 1 coat									
370.00 SF	1.53	8.49	114.92	689.51	12/15 yrs	Avg.	80%	(79.92)	609.59
122. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
123. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
124. Mask the surface area per square foot - plastic and tape - 4 mil									
575.50 SF	0.25	2.94	29.36	176.18	12/15 yrs	Avg.	80%	(27.62)	148.56
Masking openings									
125. Direct vent termination cap - galvanized									
5.00 EA	250.89	62.36	263.38	1,580.19	12/35 yrs	Avg.	34.29%	(251.54)	1,328.65
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									
Totals: Painting		131.23	1,668.22	10,009.05				878.65	9,130.40

ACs

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
126. Comb and straighten a/c condenser fins - with trip charge									
2.00 EA	249.48	0.00	99.80	598.76	12/NA	Avg.	0%	(0.00)	598.76
damaged ac unit is located on the left elevation of the building									
Totals: ACs		0.00	99.80	598.76				0.00	598.76

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
127. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									



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CONTINUED - General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
128. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
129. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
130. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
131. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									
132. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
133. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28

Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.

Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade

-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.

4579.98 - total non roofing trade hours for the project

x 15%

=687.00- required supervision for non roofing trade hours.

This total number equates to 23.69 hours per main building address for a total of 29 buildings.

Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
Total: Bldg 18-12055-12063		1,571.18	4,498.06	72,119.68				5,242.71	66,876.97
Krameria St - 5 plex									

Bldg 16-12065-12073 Krameria St - 5 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
134. Tear off, haul and dispose of comp. shingles - Laminated									
40.90 SQ	81.87	0.00	0.00	3,348.48	6/30 yrs	Avg.	NA	(0.00)	3,348.48

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10/14/2024

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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
135. Laminated - comp. shingle rfg. - w/out felt									
47.33 SQ	400.00	637.94	0.00	19,569.94	6/30 yrs	Avg.	20%	(1,501.02)	18,068.92
15% waste is added for complex roof									
136. Remove Additional charge for high roof (2 stories or greater)									
37.90 SQ	7.20	0.00	0.00	272.88	6/NA	Avg.	NA	(0.00)	272.88
137. Additional charge for high roof (2 stories or greater)									
37.90 SQ	33.89	0.00	0.00	1,284.43	6/NA	Avg.	0%	(0.00)	1,284.43
138. Roofing felt - 15 lb.									
14.87 SQ	52.92	11.82	0.00	798.74	6/20 yrs	Avg.	30%	(41.71)	757.03
This estimate has removed felt from the areas in which IWS is to be installed.									
139. Ice & water barrier									
2,603.00 SF	2.45	110.63	0.00	6,487.98	6/30 yrs	Avg.	20%	(260.30)	6,227.68
IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.									
140. Asphalt starter - universal starter course									
479.75 LF	3.10	28.55	0.00	1,515.78	6/20 yrs	Avg.	30%	(100.75)	1,415.03
Asphalt starter applied on the eaves and the rakes.									
141. Hip / Ridge cap - Standard profile - composition shingles									
334.33 LF	8.11	87.24	0.00	2,798.66	6/30 yrs	Avg.	20%	(205.28)	2,593.38
142. Drip edge									
111.92 LF	3.91	11.04	0.00	448.65	6/35 yrs	Avg.	17.14%	(22.26)	426.39
Drip edge present on the rake. Will be damaged during shingle removal.									
143. Drip edge/gutter apron									
367.83 LF	4.02	40.02	0.00	1,518.70	6/35 yrs	Avg.	17.14%	(80.71)	1,437.99
Gutter apron present on the eave. Will be damaged during shingle removal.									
144. Access Off*									
40.90 EA	15.00	0.00	0.00	613.50	6/NA	Avg.	0%	(0.00)	613.50
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
145. Flashing - pipe jack									
10.00 EA	69.41	12.42	0.00	706.52	6/35 yrs	Avg.	17.14%	(25.05)	681.47
These will be damaged during shingle removal.									
146. Detach & Reset Roof vent - turtle type - Metal									
10.00 EA	101.83	0.83	0.00	1,019.13	0/35 yrs	Avg.	0%	(0.00)	1,019.13
147. R&R Furnace vent - rain cap and storm collar, 6"									
5.00 EA	118.50	18.62	0.00	611.12	6/25 yrs	Avg.	24%	(52.56)	558.56
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									
148. Step flashing									
116.67 LF	15.84	19.54	0.00	1,867.59	6/35 yrs	Avg.	17.14%	(39.40)	1,828.19
This will be damaged during shingle removal as it is interlaced between the shingles.									



CCMG, LLC

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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
149. Flashing - L flashing - galvanized									
43.58 LF	7.13	9.48	0.00	320.21	6/35 yrs	Avg.	17.14%	(19.13)	301.08
The headwall flashing is shingled over and will be damaged during shingle removal.									
150. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
151. Prime & paint roof jack									
10.00 EA	36.73	6.59	0.00	373.89	6/15 yrs	Avg.	40%	(31.00)	342.89
152. Prime & paint roof vent									
5.00 EA	36.73	3.29	0.00	186.94	6/15 yrs	Avg.	40%	(15.50)	171.44
this item includes paint for furnace caps only									
153. Commercial Supervision / Project Management - per hour									
9.35 HR	86.32	0.00	0.00	807.09	6/NA	Avg.	0%	(0.00)	807.09

Commercial Supervision

A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.

17.5 squares a day on a complex roof

Day is based off of an 8 hour day.

40.90 Square complex roof

40.90 squares / 17.5 squares a day = 2.33 days to complete

2.33 x 8 hour work day = 18.69 hours of supervision per roof

This amount has been reduced by half with the assumption 2 buildings can be completed per day.

154. R&R Sheathing - plywood - 1/2" CDX

0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
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sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.

Totals: Roof		998.34	0.00	45,132.08				2,394.67	42,737.41
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Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
155. R&R Gutter / downspout - aluminum - up to 5"									
367.83 LF	11.75	162.27	896.86	5,381.13	6/25 yrs	Avg.	24%	(458.17)	4,922.96
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									



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CONTINUED - Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Gutters		162.27	896.86	5,381.13				458.17	4,922.96

Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Rear elevations. Damaged screens can be found on the Front, Rear, Left and Right elevations.									
156. R&R Glazing bead - Vinyl									
103.00 LF	3.99	23.55	86.92	521.44	12/18 yrs	Avg.	66.67%	(184.71)	336.73
157. R&R Window screen, 1 - 9 SF									
37.00 EA	51.58	128.19	407.32	2,443.97	12/30 yrs	Avg.	40%	(603.25)	1,840.72
Totals: Windows		151.74	494.24	2,965.41				787.96	2,177.45

Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
158. Clean with pressure/chemical spray									
2,618.00 SF	0.50	2.23	262.24	1,573.47	12/NA	Avg.	0%	(0.00)	1,573.47
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
159. Paint wood siding - 1 coat									
1,791.50 SF	1.99	47.21	722.46	4,334.76	12/15 yrs	Avg.	80%	(444.29)	3,890.47
160. Paint trim - one coat									
571.92 LF	1.02	5.35	117.76	706.47	12/15 yrs	Avg.	80%	(50.33)	656.14
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
161. Paint exterior fascia - 1 coat - wood, 4"- 6" wide									
239.88 LF	1.20	2.65	58.12	348.63	12/15 yrs	Avg.	80%	(24.95)	323.68
162. Paint exterior soffit - wood - 1 coat									
370.00 SF	1.53	8.49	114.92	689.51	12/15 yrs	Avg.	80%	(79.92)	609.59
163. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80



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CONTINUED - Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
164. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
165. Mask the surface area per square foot - plastic and tape - 4 mil									
575.50 SF	0.25	2.94	29.36	176.18	12/15 yrs	Avg.	80%	(27.62)	148.56
Masking openings									
166. Direct vent termination cap - galvanized									
5.00 EA	250.89	62.36	263.38	1,580.19	12/35 yrs	Avg.	34.29%	(251.54)	1,328.65
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									
Totals: Painting		131.23	1,668.22	10,009.05				878.65	9,130.40

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
167. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
168. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
169. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
170. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
171. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									
172. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40



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CONTINUED - General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
173. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28

Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.

Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade

-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.

4579.98 - total non roofing trade hours for the project

x 15%

=687.00- required supervision for non roofing trade hours.

This total number equates to 23.69 hours per main building address for a total of 29 buildings.

Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
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Total: Bldg 16-12065-12073		1,445.19	3,617.76	66,838.14				4,519.45	62,318.69
Krameria St - 5 plex									

Bldg 15-12075-12083 Krameria St - 5 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
174. Tear off, haul and dispose of comp. shingles - Laminated									
40.90 SQ	81.87	0.00	0.00	3,348.48	6/30 yrs	Avg.	NA	(0.00)	3,348.48
175. Laminated - comp. shingle rfg. - w/out felt									
47.33 SQ	400.00	637.94	0.00	19,569.94	6/30 yrs	Avg.	20%	(1,501.02)	18,068.92
15% waste is added for complex roof									
176. Remove Additional charge for high roof (2 stories or greater)									
37.90 SQ	7.20	0.00	0.00	272.88	6/NA	Avg.	NA	(0.00)	272.88
177. Additional charge for high roof (2 stories or greater)									
37.90 SQ	33.89	0.00	0.00	1,284.43	6/NA	Avg.	0%	(0.00)	1,284.43
178. Roofing felt - 15 lb.									
14.87 SQ	52.92	11.82	0.00	798.74	6/20 yrs	Avg.	30%	(41.71)	757.03

This estimate has removed felt from the areas in which IWS is to be installed.

179. Ice & water barrier

2,603.00 SF	2.45	110.63	0.00	6,487.98	6/30 yrs	Avg.	20%	(260.30)	6,227.68
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IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
180. Asphalt starter - universal starter course									
479.75 LF	3.10	28.55	0.00	1,515.78	6/20 yrs	Avg.	30%	(100.75)	1,415.03
Asphalt starter applied on the eaves and the rakes.									
181. Hip / Ridge cap - Standard profile - composition shingles									
334.33 LF	8.11	87.24	0.00	2,798.66	6/30 yrs	Avg.	20%	(205.28)	2,593.38
182. Drip edge									
111.92 LF	3.91	11.04	0.00	448.65	6/35 yrs	Avg.	17.14%	(22.26)	426.39
Drip edge present on the rake. Will be damaged during shingle removal.									
183. Drip edge/gutter apron									
367.83 LF	4.02	40.02	0.00	1,518.70	6/35 yrs	Avg.	17.14%	(80.71)	1,437.99
Gutter apron present on the eave. Will be damaged during shingle removal.									
184. Access Off*									
40.90 EA	15.00	0.00	0.00	613.50	6/NA	Avg.	0%	(0.00)	613.50
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
185. Flashing - pipe jack									
10.00 EA	69.41	12.42	0.00	706.52	6/35 yrs	Avg.	17.14%	(25.05)	681.47
These will be damaged during shingle removal.									
186. Detach & Reset Roof vent - turtle type - Metal									
10.00 EA	101.83	0.83	0.00	1,019.13	0/35 yrs	Avg.	0%	(0.00)	1,019.13
187. R&R Furnace vent - rain cap and storm collar, 6"									
5.00 EA	118.50	18.62	0.00	611.12	6/25 yrs	Avg.	24%	(52.56)	558.56
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									
188. Step flashing									
116.67 LF	15.84	19.54	0.00	1,867.59	6/35 yrs	Avg.	17.14%	(39.40)	1,828.19
This will be damaged during shingle removal as it is interlaced between the shingles.									
189. Flashing - L flashing - galvanized									
43.58 LF	7.13	9.48	0.00	320.21	6/35 yrs	Avg.	17.14%	(19.13)	301.08
The headwall flashing is shingled over and will be damaged during shingle removal.									
190. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
191. Prime & paint roof jack									
10.00 EA	36.73	6.59	0.00	373.89	6/15 yrs	Avg.	40%	(31.00)	342.89
192. Prime & paint roof vent									
5.00 EA	36.73	3.29	0.00	186.94	6/15 yrs	Avg.	40%	(15.50)	171.44
this item includes paint for furnace caps only									
193. Commercial Supervision / Project Management - per hour									
9.35 HR	86.32	0.00	0.00	807.09	6/NA	Avg.	0%	(0.00)	807.09



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Commercial Supervision									
A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.									
17.5 squares a day on a complex roof									
Day is based off of an 8 hour day.									
40.90 Square complex roof									
40.90 squares / 17.5 squares a day = 2.33 days to complete									
2.33 x 8 hour work day = 18.69 hours of supervision per roof									
This amount has been reduced by half with the assumption 2 buildings can be completed per day.									
194. R&R Sheathing - plywood - 1/2" CDX									
0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.									
Totals: Roof		998.34	0.00	45,132.08				2,394.67	42,737.41

Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
195. R&R Gutter / downspout - aluminum - up to 5"									
367.83 LF	11.75	162.27	896.86	5,381.13	6/25 yrs	Avg.	24%	(458.17)	4,922.96
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters		162.27	896.86	5,381.13				458.17	4,922.96

Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Front and Rear elevations.									
Damaged screens can be found on the Front, Rear, Left and Right elevations.									
196. R&R Glazing bead - Vinyl									
172.00 LF	3.99	39.33	145.12	870.73	12/18 yrs	Avg.	66.67%	(308.45)	562.28



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CONTINUED - Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
197. R&R Window screen, 1 - 9 SF									
36.00 EA	51.58	124.73	396.32	2,377.93	12/30 yrs	Avg.	40%	(586.94)	1,790.99
damaged windows can be found on the front elevation.									
198. R&R Vinyl window, single hung, 9-12 sf									
2.00 EA	349.15	39.78	147.62	885.70	12/30 yrs	Avg.	40%	(187.21)	698.49
199. Window blind - horizontal or vertical - Detach & reset									
1.00 EA	45.43	0.00	9.08	54.51	12/NA	Avg.	0%	(0.00)	54.51
200. R&R Trim board - 1" x 4" - installed (pine)									
32.00 LF	5.24	6.45	34.84	208.97	12/150 yrs	Avg.	8%	(6.07)	202.90
Remove and replace trim around window									
201. Siding Installer - per hour									
1.00 HR	145.50	0.00	29.10	174.60	12/NA	Avg.	0%	(0.00)	174.60
Allowance to cut back the siding for window removal and replacement									
202. Add. charge for a retrofit window, 12-23 sf - difficult									
1.00 EA	276.72	2.73	55.88	335.33	12/30 yrs	Avg.	40%	(12.87)	322.46
203. Add on for "Low E" glass									
12.00 SF	5.47	5.58	14.24	85.46	12/30 yrs	Avg.	40%	(26.26)	59.20
204. Flashing - Sill flashing - moldable tape									
4.00 LF	8.78	0.93	7.20	43.25	12/30 yrs	Avg.	40%	(4.38)	38.87
205. Caulking - silicone									
56.00 LF	4.57	1.57	51.50	308.99	12/5 yrs	Avg.	100% [M]	(18.48)	290.51
The perimeter for the window will be caulked 4 separate times									
1) around the rough framing/drywall to the window									
2) from the nailing fin to the OSB									
3) from the trim to the window									
4) from the siding to the trim									
206. Clean window unit (per side) 10 - 20 SF									
1.00 EA	23.94	0.00	4.78	28.72	12/NA	Avg.	0%	(0.00)	28.72
Totals: Windows		221.10	895.68	5,374.19				1,150.66	4,223.53

Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
207. Clean with pressure/chemical spray									
2,618.00 SF	0.50	2.23	262.24	1,573.47	12/NA	Avg.	0%	(0.00)	1,573.47
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									



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CONTINUED - Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
208. Paint wood siding - 1 coat									
1,791.50 SF	1.99	47.21	722.46	4,334.76	12/15 yrs	Avg.	80%	(444.29)	3,890.47
209. Paint trim - one coat									
571.92 LF	1.02	5.35	117.76	706.47	12/15 yrs	Avg.	80%	(50.33)	656.14
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
210. Paint exterior fascia - 1 coat - wood, 4"- 6" wide									
239.88 LF	1.20	2.65	58.12	348.63	12/15 yrs	Avg.	80%	(24.95)	323.68
211. Paint exterior soffit - wood - 1 coat									
370.00 SF	1.53	8.49	114.92	689.51	12/15 yrs	Avg.	80%	(79.92)	609.59
212. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
213. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
214. Mask the surface area per square foot - plastic and tape - 4 mil									
575.50 SF	0.25	2.94	29.36	176.18	12/15 yrs	Avg.	80%	(27.62)	148.56
Masking openings									
215. Direct vent termination cap - galvanized									
5.00 EA	250.89	62.36	263.38	1,580.19	12/35 yrs	Avg.	34.29%	(251.54)	1,328.65
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									
Totals: Painting		131.23	1,668.22	10,009.05				878.65	9,130.40

ACs

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
216. Comb and straighten a/c condenser fins - with trip charge									
2.00 EA	249.48	0.00	99.80	598.76	12/NA	Avg.	0%	(0.00)	598.76
damaged to AC fins on Left elevation									
Totals: ACs		0.00	99.80	598.76				0.00	598.76



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General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
217. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
218. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
219. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
220. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
221. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									
222. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
223. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28
Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.									
Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade									
-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.									
4579.98 - total non roofing trade hours for the project									
x 15%									
=687.00- required supervision for non roofing trade hours.									
This total number equates to 23.69 hours per main building address for a total of 29 buildings.									
Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
Total: Bldg 15-12075-12083		1,514.55	4,119.00	69,845.68				4,882.15	64,963.53
Krameria St - 5 plex									

Bldg 20-12014-12022 Krameria St - 5 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
224. Tear off, haul and dispose of comp. shingles - Laminated									
40.90 SQ	81.87	0.00	0.00	3,348.48	6/30 yrs	Avg.	NA	(0.00)	3,348.48
225. Laminated - comp. shingle rfg. - w/out felt									
47.33 SQ	400.00	637.94	0.00	19,569.94	6/30 yrs	Avg.	20%	(1,501.02)	18,068.92
15% waste is added for complex roof									
226. Remove Additional charge for high roof (2 stories or greater)									
37.90 SQ	7.20	0.00	0.00	272.88	6/NA	Avg.	NA	(0.00)	272.88
227. Additional charge for high roof (2 stories or greater)									
37.90 SQ	33.89	0.00	0.00	1,284.43	6/NA	Avg.	0%	(0.00)	1,284.43
228. Roofing felt - 15 lb.									
14.87 SQ	52.92	11.82	0.00	798.74	6/20 yrs	Avg.	30%	(41.71)	757.03
This estimate has removed felt from the areas in which IWS is to be installed.									
229. Ice & water barrier									
2,603.00 SF	2.45	110.63	0.00	6,487.98	6/30 yrs	Avg.	20%	(260.30)	6,227.68
IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.									
230. Asphalt starter - universal starter course									
479.75 LF	3.10	28.55	0.00	1,515.78	6/20 yrs	Avg.	30%	(100.75)	1,415.03
Asphalt starter applied on the eaves and the rakes.									
231. Hip / Ridge cap - Standard profile - composition shingles									
334.33 LF	8.11	87.24	0.00	2,798.66	6/30 yrs	Avg.	20%	(205.28)	2,593.38
232. Drip edge									
111.92 LF	3.91	11.04	0.00	448.65	6/35 yrs	Avg.	17.14%	(22.26)	426.39
Drip edge present on the rake. Will be damaged during shingle removal.									
233. Drip edge/gutter apron									
367.83 LF	4.02	40.02	0.00	1,518.70	6/35 yrs	Avg.	17.14%	(80.71)	1,437.99
Gutter apron present on the eave. Will be damaged during shingle removal.									
234. Access Off*									
40.90 EA	15.00	0.00	0.00	613.50	6/NA	Avg.	0%	(0.00)	613.50
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
235. Flashing - pipe jack									
10.00 EA	69.41	12.42	0.00	706.52	6/35 yrs	Avg.	17.14%	(25.05)	681.47
These will be damaged during shingle removal.									
236. Detach & Reset Roof vent - turtle type - Metal									
10.00 EA	101.83	0.83	0.00	1,019.13	0/35 yrs	Avg.	0%	(0.00)	1,019.13
237. R&R Furnace vent - rain cap and storm collar, 6"									
5.00 EA	118.50	18.62	0.00	611.12	6/25 yrs	Avg.	24%	(52.56)	558.56
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
238. Step flashing									
116.67 LF	15.84	19.54	0.00	1,867.59	6/35 yrs	Avg.	17.14%	(39.40)	1,828.19
This will be damaged during shingle removal as it is interlaced between the shingles.									
239. Flashing - L flashing - galvanized									
43.58 LF	7.13	9.48	0.00	320.21	6/35 yrs	Avg.	17.14%	(19.13)	301.08
The headwall flashing is shingled over and will be damaged during shingle removal.									
240. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
241. Prime & paint roof jack									
10.00 EA	36.73	6.59	0.00	373.89	6/15 yrs	Avg.	40%	(31.00)	342.89
242. Prime & paint roof vent									
5.00 EA	36.73	3.29	0.00	186.94	6/15 yrs	Avg.	40%	(15.50)	171.44
this item includes paint for furnace caps only									
243. Commercial Supervision / Project Management - per hour									
9.35 HR	86.32	0.00	0.00	807.09	6/NA	Avg.	0%	(0.00)	807.09

Commercial Supervision

A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.

17.5 squares a day on a complex roof

Day is based off of an 8 hour day.

40.90 Square complex roof

40.90 squares / 17.5 squares a day = 2.33 days to complete

2.33 x 8 hour work day = 18.69 hours of supervision per roof

This amount has been reduced by half with the assumption 2 buildings can be completed per day.

244. R&R Sheathing - plywood - 1/2" CDX

0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
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sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.

Totals: Roof		998.34	0.00	45,132.08				2,394.67	42,737.41
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Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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CONTINUED - Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
245. R&R Gutter / downspout - aluminum - up to 5"									
367.83 LF	11.75	162.27	896.86	5,381.13	6/25 yrs	Avg.	24%	(458.17)	4,922.96
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters		162.27	896.86	5,381.13				458.17	4,922.96

Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Front, Rear, and Right elevations. Damaged screens can be found on the Front, Rear, Left and Right elevations.									
246. R&R Glazing bead - Vinyl									
127.00 LF	3.99	29.04	107.14	642.91	12/18 yrs	Avg.	66.67%	(227.75)	415.16
247. R&R Window screen, 1 - 9 SF									
33.00 EA	51.58	114.33	363.30	2,179.77	12/30 yrs	Avg.	40%	(538.03)	1,641.74
damaged windows can be found on the Front and Rear elevations.									
248. R&R Vinyl window, single hung, 9-12 sf									
3.00 EA	349.15	59.67	221.44	1,328.56	12/30 yrs	Avg.	40%	(280.81)	1,047.75
249. R&R Vinyl window, single hung, 4-8 sf									
1.00 EA	301.43	15.83	63.44	380.70	12/30 yrs	Avg.	40%	(74.52)	306.18
250. R&R Vinyl window, horizontal sliding, 12-23 sf									
1.00 EA	458.05	28.07	97.24	583.36	12/30 yrs	Avg.	40%	(132.08)	451.28
251. R&R Vinyl window, picture/fixd, 24-32 sf									
1.00 EA	549.88	33.06	116.60	699.54	12/30 yrs	Avg.	40%	(155.58)	543.96
252. Window blind - horizontal or vertical - Detach & reset									
6.00 EA	45.43	0.00	54.52	327.10	12/NA	Avg.	0%	(0.00)	327.10
253. R&R Trim board - 1" x 4" - installed (pine)									
90.00 LF	5.24	18.13	97.94	587.67	12/150 yrs	Avg.	8%	(17.06)	570.61
Remove and replace trim around window									
254. Siding Installer - per hour									
6.00 HR	145.50	0.00	174.60	1,047.60	12/NA	Avg.	0%	(0.00)	1,047.60
Allowance to cut back the siding for window removal and replacement									
255. Add. charge for a retrofit window, 3-11 sf - difficult									
1.00 EA	200.01	1.60	40.32	241.93	12/30 yrs	Avg.	40%	(7.55)	234.38
256. Add. charge for a retrofit window, 12-23 sf - difficult									
4.00 EA	276.72	10.94	223.56	1,341.38	12/30 yrs	Avg.	40%	(51.47)	1,289.91
257. Add. charge for a retrofit window, 24-40 sf - difficult									
1.00 EA	359.55	4.37	72.80	436.72	12/30 yrs	Avg.	40%	(20.54)	416.18



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CONTINUED - Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
258. Add on for "Low E" glass									
88.50 SF	5.47	41.15	105.06	630.31	12/30 yrs	Avg.	40%	(193.64)	436.67
259. Flashing - Sill flashing - moldable tape									
27.00 LF	8.78	6.29	48.68	292.03	12/30 yrs	Avg.	40%	(29.59)	262.44
260. Caulking - silicone									
424.00 LF	4.57	11.89	389.92	2,339.49	12/5 yrs	Avg.	100% [M]	(139.92)	2,199.57
The perimeter for the window will be caulked 4 separate times									
1) around the rough framing/drywall to the window									
2) from the nailing fin to the OSB									
3) from the trim to the window									
4) from the siding to the trim									
261. Clean window unit (per side) 3 - 9 SF									
1.00 EA	16.76	0.00	3.36	20.12	12/NA	Avg.	0%	(0.00)	20.12
262. Clean window unit (per side) 10 - 20 SF									
4.00 EA	23.94	0.01	19.16	114.93	12/NA	Avg.	0%	(0.00)	114.93
263. Clean window unit (per side) 21 - 40 SF									
1.00 EA	31.93	0.00	6.38	38.31	12/NA	Avg.	0%	(0.00)	38.31
Totals: Windows		374.38	2,205.46	13,232.43				1,868.54	11,363.89

Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
264. Clean with pressure/chemical spray									
2,618.00 SF	0.50	2.23	262.24	1,573.47	12/NA	Avg.	0%	(0.00)	1,573.47
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
265. Paint wood siding - 1 coat									
1,791.50 SF	1.99	47.21	722.46	4,334.76	12/15 yrs	Avg.	80%	(444.29)	3,890.47
266. Paint trim - one coat									
571.92 LF	1.02	5.35	117.76	706.47	12/15 yrs	Avg.	80%	(50.33)	656.14
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
267. Paint exterior fascia - 1 coat - wood, 4" - 6" wide									
239.88 LF	1.20	2.65	58.12	348.63	12/15 yrs	Avg.	80%	(24.95)	323.68
268. Paint exterior soffit - wood - 1 coat									
370.00 SF	1.53	8.49	114.92	689.51	12/15 yrs	Avg.	80%	(79.92)	609.59

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CONTINUED - Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
269. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
270. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
271. Mask the surface area per square foot - plastic and tape - 4 mil									
575.50 SF	0.25	2.94	29.36	176.18	12/15 yrs	Avg.	80%	(27.62)	148.56
Masking openings									
272. Direct vent termination cap - galvanized									
5.00 EA	250.89	62.36	263.38	1,580.19	12/35 yrs	Avg.	34.29%	(251.54)	1,328.65
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									
Totals: Painting		131.23	1,668.22	10,009.05				878.65	9,130.40

ACs

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
273. Comb and straighten a/c condenser fins - with trip charge									
2.00 EA	249.48	0.00	99.80	598.76	12/NA	Avg.	0%	(0.00)	598.76
damaged to AC fins on Left elevation									
Totals: ACs		0.00	99.80	598.76				0.00	598.76

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
274. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
275. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71



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CONTINUED - General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
276. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
277. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
278. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									
279. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
280. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28
Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.									
Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade									
-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.									
4579.98 - total non roofing trade hours for the project									
x 15%									
=687.00- required supervision for non roofing trade hours.									
This total number equates to 23.69 hours per main building address for a total of 29 buildings.									
Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
Total: Bldg 20-12014-12022		1,667.83	5,428.78	77,703.92				5,600.03	72,103.89
Krameria St - 5 plex									

Bldg 3-12024-12038 Krameria St - 8 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
281. Tear off, haul and dispose of comp. shingles - Laminated									
66.86 SQ	81.87	0.00	0.00	5,473.83	6/30 yrs	Avg.	NA	(0.00)	5,473.83
282. Laminated - comp. shingle rfg. - w/out felt									
77.00 SQ	400.00	1,037.84	0.00	31,837.84	6/30 yrs	Avg.	20%	(2,441.98)	29,395.86



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
15% waste is added for complex roof									
283. Remove Additional charge for high roof (2 stories or greater)									
62.24 SQ	7.20	0.00	0.00	448.13	6/NA	Avg.	NA	(0.00)	448.13
284. Additional charge for high roof (2 stories or greater)									
62.24 SQ	33.89	0.00	0.00	2,109.31	6/NA	Avg.	0%	(0.00)	2,109.31
285. Roofing felt - 15 lb.									
22.03 SQ	52.92	17.51	0.00	1,183.34	6/20 yrs	Avg.	30%	(61.79)	1,121.55
This estimate has removed felt from the areas in which IWS is to be installed.									
286. Ice & water barrier									
4,483.00 SF	2.45	190.53	0.00	11,173.88	6/30 yrs	Avg.	20%	(448.30)	10,725.58
IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.									
287. Asphalt starter - universal starter course									
816.33 LF	3.10	48.57	0.00	2,579.19	6/20 yrs	Avg.	30%	(171.43)	2,407.76
Asphalt starter applied on the eaves and the rakes.									
288. Hip / Ridge cap - Standard profile - composition shingles									
420.42 LF	8.11	109.71	0.00	3,519.32	6/30 yrs	Avg.	20%	(258.14)	3,261.18
289. Drip edge									
138.33 LF	3.91	13.64	0.00	554.51	6/35 yrs	Avg.	17.14%	(27.51)	527.00
Drip edge present on the rake. Will be damaged during shingle removal.									
290. Drip edge/gutter apron									
678.00 LF	4.02	73.77	0.00	2,799.33	6/35 yrs	Avg.	17.14%	(148.77)	2,650.56
Gutter apron present on the eave. Will be damaged during shingle removal.									
291. Access Off*									
66.86 EA	15.00	0.00	0.00	1,002.90	6/NA	Avg.	0%	(0.00)	1,002.90
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
292. Flashing - pipe jack									
16.00 EA	69.41	19.87	0.00	1,130.43	6/35 yrs	Avg.	17.14%	(40.07)	1,090.36
These will be damaged during shingle removal.									
293. Detach & Reset Roof vent - turtle type - Metal									
14.00 EA	101.83	1.17	0.00	1,426.79	0/35 yrs	Avg.	0%	(0.00)	1,426.79
294. R&R Furnace vent - rain cap and storm collar, 6"									
8.00 EA	118.50	29.78	0.00	977.78	6/25 yrs	Avg.	24%	(84.10)	893.68
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									
295. Step flashing									
169.25 LF	15.84	28.34	0.00	2,709.26	6/35 yrs	Avg.	17.14%	(57.16)	2,652.10
This will be damaged during shingle removal as it is interlaced between the shingles.									
296. Flashing - L flashing - galvanized									
132.00 LF	7.13	28.72	0.00	969.88	6/35 yrs	Avg.	17.14%	(57.93)	911.95



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1776 S. Jackson Street, Suite 518
Denver, CO 80210

CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The headwall flashing is shingled over and will be damaged during shingle removal.									
297. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
298. Prime & paint roof jack									
16.00 EA	36.73	10.54	0.00	598.22	6/15 yrs	Avg.	40%	(49.60)	548.62
299. Prime & paint roof vent									
8.00 EA	36.73	5.27	0.00	299.11	6/15 yrs	Avg.	40%	(24.80)	274.31
this item includes paint for furnace caps only									
300. Commercial Supervision / Project Management - per hour									
15.28 HR	86.32	0.00	0.00	1,318.97	6/NA	Avg.	0%	(0.00)	1,318.97

Commercial Supervision

A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.

17.5 squares a day on a complex roof

Day is based off of an 8 hour day.

66.86 Square complex roof

66.86 squares / 17.5 squares a day = 3.82 days to complete

3.82 x 8 hour work day = 30.56 hours of supervision per roof

This amount has been reduced by half with the assumption 2 buildings can be completed per day.

301. R&R Sheathing - plywood - 1/2" CDX

0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
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sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.

Totals: Roof		1,615.59	0.00	72,693.87				3,871.58	68,822.29
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Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
302. R&R Gutter / downspout - aluminum - up to 5"									
678.00 LF	11.75	299.10	1,653.12	9,918.72	6/25 yrs	Avg.	24%	(844.52)	9,074.20
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters		299.10	1,653.12	9,918.72				844.52	9,074.20



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Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Front and Right elevations.									
Damaged screens can be found on the Front, Rear, Left and Right elevations.									
303. R&R Glazing bead - Vinyl									
166.00 LF	3.99	37.96	140.08	840.38	12/18 yrs	Avg.	66.67%	(297.69)	542.69
304. R&R Window screen, 1 - 9 SF									
47.00 EA	51.58	162.84	517.40	3,104.50	12/30 yrs	Avg.	40%	(766.29)	2,338.21
damaged windows can found on the Front elevation.									
305. R&R Vinyl window, single hung, 9-12 sf									
7.00 EA	349.15	139.24	516.64	3,099.93	12/30 yrs	Avg.	40%	(655.23)	2,444.70
306. R&R Vinyl window, picture/fixed, 24-32 sf									
2.00 EA	549.88	66.12	233.16	1,399.04	12/30 yrs	Avg.	40%	(311.16)	1,087.88
307. R&R Vinyl window, picture/fixed, 12-23 sf									
1.00 EA	367.70	20.39	77.62	465.71	12/30 yrs	Avg.	40%	(95.94)	369.77
308. Window blind - horizontal or vertical - Detach & reset									
10.00 EA	45.43	0.00	90.86	545.16	12/NA	Avg.	0%	(0.00)	545.16
309. R&R Trim board - 1" x 4" - installed (pine)									
124.00 LF	5.24	24.98	134.96	809.70	12/150 yrs	Avg.	8%	(23.51)	786.19
Remove and replace trim around window									
310. Siding Installer - per hour									
10.00 HR	145.50	0.00	291.00	1,746.00	12/NA	Avg.	0%	(0.00)	1,746.00
Allowance to cut back the siding for window removal and replacement									
311. Add. charge for a retrofit window, 12-23 sf - difficult									
8.00 EA	276.72	21.88	447.14	2,682.78	12/30 yrs	Avg.	40%	(102.94)	2,579.84
312. Add. charge for a retrofit window, 24-40 sf - difficult									
2.00 EA	359.55	8.73	145.56	873.39	12/30 yrs	Avg.	40%	(41.09)	832.30
313. Add on for "Low E" glass									
164.00 SF	5.47	76.25	194.68	1,168.01	12/30 yrs	Avg.	40%	(358.83)	809.18
314. Flashing - Sill flashing - moldable tape									
45.00 LF	8.78	10.48	81.12	486.70	12/30 yrs	Avg.	40%	(49.32)	437.38
315. Caulking - silicone									
664.00 LF	4.57	18.63	610.62	3,663.73	12/5 yrs	Avg.	100% [M]	(219.12)	3,444.61
The perimeter for the window will be caulked 4 separate times									
1) around the rough framing/drywall to the window									
2) from the nailing fin to the OSB									
3) from the trim to the window									
4) from the siding to the trim									
316. Clean window unit (per side) 10 - 20 SF									
8.00 EA	23.94	0.01	38.30	229.83	12/NA	Avg.	0%	(0.00)	229.83
317. Clean window unit (per side) 21 - 40 SF									
2.00 EA	31.93	0.01	12.78	76.65	12/NA	Avg.	0%	(0.00)	76.65
Totals: Windows		587.52	3,531.92	21,191.51				2,921.12	18,270.39



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Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
318. Clean with pressure/chemical spray									
3,841.00 SF	0.50	3.26	384.76	2,308.52	12/NA	Avg.	0%	(0.00)	2,308.52
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
319. Paint wood siding - 1 coat									
2,566.00 SF	1.99	67.61	1,034.78	6,208.73	12/15 yrs	Avg.	80%	(636.37)	5,572.36
320. Paint trim - one coat									
872.63 LF	1.02	8.16	179.66	1,077.90	12/15 yrs	Avg.	80%	(76.79)	1,001.11
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
321. Paint exterior fascia - 1 coat - wood, 4" - 6" wide									
408.17 LF	1.20	4.51	98.86	593.17	12/15 yrs	Avg.	80%	(42.45)	550.72
322. Paint exterior soffit - wood - 1 coat									
570.50 SF	1.53	13.09	177.20	1,063.16	12/15 yrs	Avg.	80%	(123.23)	939.93
323. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
324. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
325. Mask the surface area per square foot - plastic and tape - 4 mil									
932.00 SF	0.25	4.75	47.56	285.31	12/15 yrs	Avg.	80%	(44.74)	240.57
Masking openings									
326. Direct vent termination cap - galvanized									
8.00 EA	250.89	99.78	421.38	2,528.28	12/35 yrs	Avg.	34.29%	(402.46)	2,125.82
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									
Totals: Painting		201.16	2,444.18	14,664.91				1,326.04	13,338.87

ACs

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
327. Comb and straighten a/c condenser fins - with trip charge									
3.00 EA	249.48	0.00	149.68	898.12	12/NA	Avg.	0%	(0.00)	898.12
Totals: ACs		0.00	149.68	898.12				0.00	898.12



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General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
328. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
329. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
330. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
331. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
332. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									
333. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
334. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28
Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.									

Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade

-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.

4579.98 - total non roofing trade hours for the project

x 15%

=687.00- required supervision for non roofing trade hours.

This total number equates to 23.69 hours per main building address for a total of 29 buildings.

Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
Total: Bldg 3-12024-12038		2,704.98	8,337.34	122,717.60				8,963.26	113,754.34
Krameria St - 8 plex									

Bldg 21-12013-12021 Leyden St - 5 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
335. Tear off, haul and dispose of comp. shingles - Laminated									
40.90 SQ	81.87	0.00	0.00	3,348.48	6/30 yrs	Avg.	NA	(0.00)	3,348.48
336. Laminated - comp. shingle rfg. - w/out felt									
47.33 SQ	400.00	637.94	0.00	19,569.94	6/30 yrs	Avg.	20%	(1,501.02)	18,068.92
15% waste is added for complex roof									
337. Remove Additional charge for high roof (2 stories or greater)									
37.90 SQ	7.20	0.00	0.00	272.88	6/NA	Avg.	NA	(0.00)	272.88
338. Additional charge for high roof (2 stories or greater)									
37.90 SQ	33.89	0.00	0.00	1,284.43	6/NA	Avg.	0%	(0.00)	1,284.43
339. Roofing felt - 15 lb.									
14.87 SQ	52.92	11.82	0.00	798.74	6/20 yrs	Avg.	30%	(41.71)	757.03
This estimate has removed felt from the areas in which IWS is to be installed.									
340. Ice & water barrier									
2,603.00 SF	2.45	110.63	0.00	6,487.98	6/30 yrs	Avg.	20%	(260.30)	6,227.68
IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.									
341. Asphalt starter - universal starter course									
479.75 LF	3.10	28.55	0.00	1,515.78	6/20 yrs	Avg.	30%	(100.75)	1,415.03
Asphalt starter applied on the eaves and the rakes.									
342. Hip / Ridge cap - Standard profile - composition shingles									
334.33 LF	8.11	87.24	0.00	2,798.66	6/30 yrs	Avg.	20%	(205.28)	2,593.38
343. Drip edge									
111.92 LF	3.91	11.04	0.00	448.65	6/35 yrs	Avg.	17.14%	(22.26)	426.39
Drip edge present on the rake. Will be damaged during shingle removal.									
344. Drip edge/gutter apron									
367.83 LF	4.02	40.02	0.00	1,518.70	6/35 yrs	Avg.	17.14%	(80.71)	1,437.99
Gutter apron present on the eave. Will be damaged during shingle removal.									
345. Access Off*									
40.90 EA	15.00	0.00	0.00	613.50	6/NA	Avg.	0%	(0.00)	613.50
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
346. Flashing - pipe jack									
10.00 EA	69.41	12.42	0.00	706.52	6/35 yrs	Avg.	17.14%	(25.05)	681.47
These will be damaged during shingle removal.									
347. Detach & Reset Roof vent - turtle type - Metal									
10.00 EA	101.83	0.83	0.00	1,019.13	0/35 yrs	Avg.	0%	(0.00)	1,019.13
348. R&R Furnace vent - rain cap and storm collar, 6"									
5.00 EA	118.50	18.62	0.00	611.12	6/25 yrs	Avg.	24%	(52.56)	558.56
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
349. Step flashing									
116.67 LF	15.84	19.54	0.00	1,867.59	6/35 yrs	Avg.	17.14%	(39.40)	1,828.19
This will be damaged during shingle removal as it is interlaced between the shingles.									
350. Flashing - L flashing - galvanized									
43.58 LF	7.13	9.48	0.00	320.21	6/35 yrs	Avg.	17.14%	(19.13)	301.08
The headwall flashing is shingled over and will be damaged during shingle removal.									
351. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
352. Prime & paint roof jack									
10.00 EA	36.73	6.59	0.00	373.89	6/15 yrs	Avg.	40%	(31.00)	342.89
353. Prime & paint roof vent									
5.00 EA	36.73	3.29	0.00	186.94	6/15 yrs	Avg.	40%	(15.50)	171.44
this item includes paint for furnace caps only									
354. Commercial Supervision / Project Management - per hour									
9.35 HR	86.32	0.00	0.00	807.09	6/NA	Avg.	0%	(0.00)	807.09

Commercial Supervision

A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.

17.5 squares a day on a complex roof

Day is based off of an 8 hour day.

40.90 Square complex roof

40.90 squares / 17.5 squares a day = 2.33 days to complete

2.33 x 8 hour work day = 18.69 hours of supervision per roof

This amount has been reduced by half with the assumption 2 buildings can be completed per day.

355. R&R Sheathing - plywood - 1/2" CDX

0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
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sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.

Totals: Roof		998.34	0.00	45,132.08				2,394.67	42,737.41
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Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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CONTINUED - Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
356. R&R Gutter / downspout - aluminum - up to 5"									
367.83 LF	11.75	162.27	896.86	5,381.13	6/25 yrs	Avg.	24%	(458.17)	4,922.96
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters		162.27	896.86	5,381.13				458.17	4,922.96

Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Front, Left and Rear elevations. Damaged screens can be found on the Front, Rear, Left and Right elevations.									
357. R&R Glazing bead - Vinyl									
332.00 LF	3.99	75.91	280.12	1,680.71	12/18 yrs	Avg.	66.67%	(595.39)	1,085.32
358. R&R Window screen, 1 - 9 SF									
37.00 EA	51.58	128.19	407.32	2,443.97	12/30 yrs	Avg.	40%	(603.25)	1,840.72
Totals: Windows		204.10	687.44	4,124.68				1,198.64	2,926.04

Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
359. Clean with pressure/chemical spray									
2,618.00 SF	0.50	2.23	262.24	1,573.47	12/NA	Avg.	0%	(0.00)	1,573.47
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
360. Paint wood siding - 1 coat									
1,791.50 SF	1.99	47.21	722.46	4,334.76	12/15 yrs	Avg.	80%	(444.29)	3,890.47
361. Paint trim - one coat									
571.92 LF	1.02	5.35	117.76	706.47	12/15 yrs	Avg.	80%	(50.33)	656.14
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
362. Paint exterior fascia - 1 coat - wood, 4" - 6" wide									
239.88 LF	1.20	2.65	58.12	348.63	12/15 yrs	Avg.	80%	(24.95)	323.68
363. Paint exterior soffit - wood - 1 coat									
370.00 SF	1.53	8.49	114.92	689.51	12/15 yrs	Avg.	80%	(79.92)	609.59

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CONTINUED - Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
364. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
365. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
366. Mask the surface area per square foot - plastic and tape - 4 mil									
575.50 SF	0.25	2.94	29.36	176.18	12/15 yrs	Avg.	80%	(27.62)	148.56
Masking openings									
367. Direct vent termination cap - galvanized									
5.00 EA	250.89	62.36	263.38	1,580.19	12/35 yrs	Avg.	34.29%	(251.54)	1,328.65
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									
Totals: Painting		131.23	1,668.22	10,009.05				878.65	9,130.40

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
368. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
369. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
370. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
371. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
372. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									



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1776 S. Jackson Street, Suite 518
Denver, CO 80210

CONTINUED - General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
373. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
374. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28

Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.

Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade

-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.

4579.98 - total non roofing trade hours for the project

x 15%

=687.00- required supervision for non roofing trade hours.

This total number equates to 23.69 hours per main building address for a total of 29 buildings.

Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
Total: Bldg 21-12013-12021		1,497.55	3,810.96	67,997.41				4,930.13	63,067.28
Leyden St - 5 plex									

Bldg 4-12023-12037 Leyden St - 8 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
375. Tear off, haul and dispose of comp. shingles - Laminated									
66.86 SQ	81.87	0.00	0.00	5,473.83	6/30 yrs	Avg.	NA	(0.00)	5,473.83
376. Laminated - comp. shingle rfg. - w/out felt									
77.00 SQ	400.00	1,037.84	0.00	31,837.84	6/30 yrs	Avg.	20%	(2,441.98)	29,395.86
15% waste is added for complex roof									
377. Remove Additional charge for high roof (2 stories or greater)									
62.24 SQ	7.20	0.00	0.00	448.13	6/NA	Avg.	NA	(0.00)	448.13
378. Additional charge for high roof (2 stories or greater)									
62.24 SQ	33.89	0.00	0.00	2,109.31	6/NA	Avg.	0%	(0.00)	2,109.31
379. Roofing felt - 15 lb.									
22.03 SQ	52.92	17.51	0.00	1,183.34	6/20 yrs	Avg.	30%	(61.79)	1,121.55
This estimate has removed felt from the areas in which IWS is to be installed.									
380. Ice & water barrier									
4,483.00 SF	2.45	190.53	0.00	11,173.88	6/30 yrs	Avg.	20%	(448.30)	10,725.58



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.									
381. Asphalt starter - universal starter course									
816.33 LF	3.10	48.57	0.00	2,579.19	6/20 yrs	Avg.	30%	(171.43)	2,407.76
Asphalt starter applied on the eaves and the rakes.									
382. Hip / Ridge cap - Standard profile - composition shingles									
420.42 LF	8.11	109.71	0.00	3,519.32	6/30 yrs	Avg.	20%	(258.14)	3,261.18
383. Drip edge									
138.33 LF	3.91	13.64	0.00	554.51	6/35 yrs	Avg.	17.14%	(27.51)	527.00
Drip edge present on the rake. Will be damaged during shingle removal.									
384. Drip edge/gutter apron									
678.00 LF	4.02	73.77	0.00	2,799.33	6/35 yrs	Avg.	17.14%	(148.77)	2,650.56
Gutter apron present on the eave. Will be damaged during shingle removal.									
385. Access Off*									
66.86 EA	15.00	0.00	0.00	1,002.90	6/NA	Avg.	0%	(0.00)	1,002.90
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
386. Flashing - pipe jack									
16.00 EA	69.41	19.87	0.00	1,130.43	6/35 yrs	Avg.	17.14%	(40.07)	1,090.36
These will be damaged during shingle removal.									
387. Detach & Reset Roof vent - turtle type - Metal									
14.00 EA	101.83	1.17	0.00	1,426.79	0/35 yrs	Avg.	0%	(0.00)	1,426.79
388. R&R Furnace vent - rain cap and storm collar, 6"									
8.00 EA	118.50	29.78	0.00	977.78	6/25 yrs	Avg.	24%	(84.10)	893.68
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									
389. Step flashing									
169.25 LF	15.84	28.34	0.00	2,709.26	6/35 yrs	Avg.	17.14%	(57.16)	2,652.10
This will be damaged during shingle removal as it is interlaced between the shingles.									
390. Flashing - L flashing - galvanized									
132.00 LF	7.13	28.72	0.00	969.88	6/35 yrs	Avg.	17.14%	(57.93)	911.95
The headwall flashing is shingled over and will be damaged during shingle removal.									
391. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
392. Prime & paint roof jack									
16.00 EA	36.73	10.54	0.00	598.22	6/15 yrs	Avg.	40%	(49.60)	548.62
393. Prime & paint roof vent									
8.00 EA	36.73	5.27	0.00	299.11	6/15 yrs	Avg.	40%	(24.80)	274.31
this item includes paint for furnace caps only									
394. Commercial Supervision / Project Management - per hour									
15.28 HR	86.32	0.00	0.00	1,318.97	6/NA	Avg.	0%	(0.00)	1,318.97



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Commercial Supervision									
A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.									
17.5 squares a day on a complex roof									
Day is based off of an 8 hour day.									
66.86 Square complex roof									
66.86 squares / 17.5 squares a day = 3.82 days to complete									
3.82 x 8 hour work day = 30.56 hours of supervision per roof									
This amount has been reduced by half with the assumption 2 buildings can be completed per day.									
395. R&R Sheathing - plywood - 1/2" CDX									
0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.									
Totals: Roof		1,615.59	0.00	72,693.87				3,871.58	68,822.29

Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
396. R&R Gutter / downspout - aluminum - up to 5"									
678.00 LF	11.75	299.10	1,653.12	9,918.72	6/25 yrs	Avg.	24%	(844.52)	9,074.20
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters		299.10	1,653.12	9,918.72				844.52	9,074.20

Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Front, Left and Rear elevations.									
Damaged screens can be found on the Front, Rear, Left and Right elevations.									
397. R&R Glazing bead - Vinyl									
165.00 LF	3.99	37.73	139.22	835.30	12/18 yrs	Avg.	66.67%	(295.90)	539.40



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CONTINUED - Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
398. R&R Window screen, 1 - 9 SF									
38.00 EA	51.58	131.65	418.36	2,510.05	12/30 yrs	Avg.	40%	(619.55)	1,890.50
Totals: Windows		169.38	557.58	3,345.35				915.45	2,429.90

Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
399. Clean with pressure/chemical spray									
3,841.00 SF	0.50	3.26	384.76	2,308.52	12/NA	Avg.	0%	(0.00)	2,308.52
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
400. Paint wood siding - 1 coat									
2,566.00 SF	1.99	67.61	1,034.78	6,208.73	12/15 yrs	Avg.	80%	(636.37)	5,572.36
401. Paint trim - one coat									
872.63 LF	1.02	8.16	179.66	1,077.90	12/15 yrs	Avg.	80%	(76.79)	1,001.11
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
402. Paint exterior fascia - 1 coat - wood, 4"- 6" wide									
408.17 LF	1.20	4.51	98.86	593.17	12/15 yrs	Avg.	80%	(42.45)	550.72
403. Paint exterior soffit - wood - 1 coat									
570.50 SF	1.53	13.09	177.20	1,063.16	12/15 yrs	Avg.	80%	(123.23)	939.93
404. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
405. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
406. Mask the surface area per square foot - plastic and tape - 4 mil									
932.00 SF	0.25	4.75	47.56	285.31	12/15 yrs	Avg.	80%	(44.74)	240.57
Masking openings									
407. Direct vent termination cap - galvanized									
8.00 EA	250.89	99.78	421.38	2,528.28	12/35 yrs	Avg.	34.29%	(402.46)	2,125.82
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									



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CONTINUED - Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Painting		201.16	2,444.18	14,664.91				1,326.04	13,338.87

ACs

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
408. Comb and straighten a/c condenser fins - with trip charge									
1.00 EA	249.48	0.00	49.90	299.38	12/NA	Avg.	0%	(0.00)	299.38
Totals: ACs		0.00	49.90	299.38				0.00	299.38

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
409. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
410. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
411. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
412. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
413. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									
414. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
415. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28



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CONTINUED - General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.

Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade

-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.

4579.98 - total non roofing trade hours for the project

x 15%

=687.00- required supervision for non roofing trade hours.

This total number equates to 23.69 hours per main building address for a total of 29 buildings.

Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
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Total: Bldg 4-12023-12037		2,286.84	5,263.22	104,272.70				6,957.59	97,315.11
Leyden St - 8 plex									

Bldg 1- 12054-12068 Krameria Ct - 8 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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416. Tear off, haul and dispose of comp. shingles - Laminated

66.86 SQ	81.87	0.00	0.00	5,473.83	6/30 yrs	Avg.	NA	(0.00)	5,473.83
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417. Laminated - comp. shingle rfg. - w/out felt

77.00 SQ	400.00	1,037.84	0.00	31,837.84	6/30 yrs	Avg.	20%	(2,441.98)	29,395.86
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15% waste is added for complex roof

418. Remove Additional charge for high roof (2 stories or greater)

62.24 SQ	7.20	0.00	0.00	448.13	6/NA	Avg.	NA	(0.00)	448.13
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419. Additional charge for high roof (2 stories or greater)

62.24 SQ	33.89	0.00	0.00	2,109.31	6/NA	Avg.	0%	(0.00)	2,109.31
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420. Roofing felt - 15 lb.

22.03 SQ	52.92	17.51	0.00	1,183.34	6/20 yrs	Avg.	30%	(61.79)	1,121.55
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This estimate has removed felt from the areas in which IWS is to be installed.

421. Ice & water barrier

4,483.00 SF	2.45	190.53	0.00	11,173.88	6/30 yrs	Avg.	20%	(448.30)	10,725.58
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IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.

422. Asphalt starter - universal starter course

816.33 LF	3.10	48.57	0.00	2,579.19	6/20 yrs	Avg.	30%	(171.43)	2,407.76
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Asphalt starter applied on the eaves and the rakes.



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
423. Hip / Ridge cap - Standard profile - composition shingles									
420.42 LF	8.11	109.71	0.00	3,519.32	6/30 yrs	Avg.	20%	(258.14)	3,261.18
424. Drip edge									
138.33 LF	3.91	13.64	0.00	554.51	6/35 yrs	Avg.	17.14%	(27.51)	527.00
Drip edge present on the rake. Will be damaged during shingle removal.									
425. Drip edge/gutter apron									
678.00 LF	4.02	73.77	0.00	2,799.33	6/35 yrs	Avg.	17.14%	(148.77)	2,650.56
Gutter apron present on the eave. Will be damaged during shingle removal.									
426. Access Off*									
66.86 EA	15.00	0.00	0.00	1,002.90	6/NA	Avg.	0%	(0.00)	1,002.90
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
427. Flashing - pipe jack									
16.00 EA	69.41	19.87	0.00	1,130.43	6/35 yrs	Avg.	17.14%	(40.07)	1,090.36
These will be damaged during shingle removal.									
428. Detach & Reset Roof vent - turtle type - Metal									
14.00 EA	101.83	1.17	0.00	1,426.79	0/35 yrs	Avg.	0%	(0.00)	1,426.79
429. R&R Furnace vent - rain cap and storm collar, 6"									
8.00 EA	118.50	29.78	0.00	977.78	6/25 yrs	Avg.	24%	(84.10)	893.68
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									
430. Step flashing									
169.25 LF	15.84	28.34	0.00	2,709.26	6/35 yrs	Avg.	17.14%	(57.16)	2,652.10
This will be damaged during shingle removal as it is interlaced between the shingles.									
431. Flashing - L flashing - galvanized									
132.00 LF	7.13	28.72	0.00	969.88	6/35 yrs	Avg.	17.14%	(57.93)	911.95
The headwall flashing is shingled over and will be damaged during shingle removal.									
432. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
433. Prime & paint roof jack									
16.00 EA	36.73	10.54	0.00	598.22	6/15 yrs	Avg.	40%	(49.60)	548.62
434. Prime & paint roof vent									
8.00 EA	36.73	5.27	0.00	299.11	6/15 yrs	Avg.	40%	(24.80)	274.31
this item includes paint for furnace caps only									
435. Commercial Supervision / Project Management - per hour									
15.28 HR	86.32	0.00	0.00	1,318.97	6/NA	Avg.	0%	(0.00)	1,318.97



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Commercial Supervision									
A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.									
17.5 squares a day on a complex roof									
Day is based off of an 8 hour day.									
66.86 Square complex roof									
66.86 squares / 17.5 squares a day = 3.82 days to complete									
3.82 x 8 hour work day = 30.56 hours of supervision per roof									
This amount has been reduced by half with the assumption 2 buildings can be completed per day.									
436. R&R Sheathing - plywood - 1/2" CDX									
0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.									
Totals: Roof		1,615.59	0.00	72,693.87				3,871.58	68,822.29

Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
437. R&R Gutter / downspout - aluminum - up to 5"									
678.00 LF	11.75	299.10	1,653.12	9,918.72	6/25 yrs	Avg.	24%	(844.52)	9,074.20
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters		299.10	1,653.12	9,918.72				844.52	9,074.20

Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Right elevations.									
Damaged screens can be found on the Front, Rear, Left and Right elevations.									
438. R&R Glazing bead - Vinyl									
20.00 LF	3.99	4.57	16.88	101.25	12/18 yrs	Avg.	66.67%	(35.87)	65.38



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CONTINUED - Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
439. R&R Window screen, 1 - 9 SF									
54.00 EA	51.58	187.09	594.48	3,566.89	12/30 yrs	Avg.	40%	(880.42)	2,686.47
damaged windows can be found on the Front elevation.									
440. R&R Vinyl window, single hung, 9-12 sf									
6.00 EA	349.15	119.35	442.86	2,657.11	12/30 yrs	Avg.	40%	(561.62)	2,095.49
441. Window blind - horizontal or vertical - Detach & reset									
6.00 EA	45.43	0.00	54.52	327.10	12/NA	Avg.	0%	(0.00)	327.10
442. R&R Trim board - 1" x 4" - installed (pine)									
84.00 LF	5.24	16.92	91.42	548.50	12/150 yrs	Avg.	8%	(15.93)	532.57
Remove and replace trim around window									
443. Siding Installer - per hour									
6.00 HR	145.50	0.00	174.60	1,047.60	12/NA	Avg.	0%	(0.00)	1,047.60
Allowance to cut back the siding for window removal and replacement									
444. Add. charge for a retrofit window, 12-23 sf - difficult									
6.00 EA	276.72	16.41	335.34	2,012.07	12/30 yrs	Avg.	40%	(77.21)	1,934.86
445. Add on for "Low E" glass									
72.00 SF	5.47	33.48	85.46	512.78	12/30 yrs	Avg.	40%	(157.54)	355.24
446. Flashing - Sill flashing - moldable tape									
18.00 LF	8.78	4.19	32.44	194.67	12/30 yrs	Avg.	40%	(19.73)	174.94
447. Caulking - silicone									
336.00 LF	4.57	9.42	308.98	1,853.92	12/5 yrs	Avg.	100% [M]	(110.88)	1,743.04
The perimeter for the window will be caulked 4 separate times									
1) around the rough framing/drywall to the window									
2) from the nailing fin to the OSB									
3) from the trim to the window									
4) from the siding to the trim									
448. Clean window unit (per side) 10 - 20 SF									
6.00 EA	23.94	0.01	28.72	172.37	12/NA	Avg.	0%	(0.00)	172.37
Totals: Windows		391.44	2,165.70	12,994.26				1,859.20	11,135.06

Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
449. Clean with pressure/chemical spray									
3,841.00 SF	0.50	3.26	384.76	2,308.52	12/NA	Avg.	0%	(0.00)	2,308.52
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									



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CONTINUED - Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
450. Paint wood siding - 1 coat									
2,566.00 SF	1.99	67.61	1,034.78	6,208.73	12/15 yrs	Avg.	80%	(636.37)	5,572.36
451. Paint trim - one coat									
872.63 LF	1.02	8.16	179.66	1,077.90	12/15 yrs	Avg.	80%	(76.79)	1,001.11
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
452. Paint exterior fascia - 1 coat - wood, 4"- 6" wide									
408.17 LF	1.20	4.51	98.86	593.17	12/15 yrs	Avg.	80%	(42.45)	550.72
453. Paint exterior soffit - wood - 1 coat									
570.50 SF	1.53	13.09	177.20	1,063.16	12/15 yrs	Avg.	80%	(123.23)	939.93
454. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
455. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
456. Mask the surface area per square foot - plastic and tape - 4 mil									
932.00 SF	0.25	4.75	47.56	285.31	12/15 yrs	Avg.	80%	(44.74)	240.57
Masking openings									
457. Direct vent termination cap - galvanized									
8.00 EA	250.89	99.78	421.38	2,528.28	12/35 yrs	Avg.	34.29%	(402.46)	2,125.82
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									
Totals: Painting		201.16	2,444.18	14,664.91				1,326.04	13,338.87

ACs

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
458. Comb and straighten a/c condenser fins - with trip charge									
1.00 EA	249.48	0.00	49.90	299.38	12/NA	Avg.	0%	(0.00)	299.38
Totals: ACs		0.00	49.90	299.38				0.00	299.38

General Conditions



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QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
459. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
460. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
461. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
462. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
463. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									
464. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
465. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28
Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.									

Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade

-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.

4579.98 - total non roofing trade hours for the project
x 15%
=687.00- required supervision for non roofing trade hours.

This total number equates to 23.69 hours per main building address for a total of 29 buildings.

Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
Total: Bldg 1- 12054-12068 Krameria Ct - 8 plex		2,508.90	6,871.34	113,921.61				7,901.34	106,020.27

Bldg 17-12070-12078 Krameria Ct - 5 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
466. Tear off, haul and dispose of comp. shingles - Laminated									
40.90 SQ	81.87	0.00	0.00	3,348.48	6/30 yrs	Avg.	NA	(0.00)	3,348.48
467. Laminated - comp. shingle rfg. - w/out felt									
47.33 SQ	400.00	637.94	0.00	19,569.94	6/30 yrs	Avg.	20%	(1,501.02)	18,068.92



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
15% waste is added for complex roof									
468. Remove Additional charge for high roof (2 stories or greater)									
37.90 SQ	7.20	0.00	0.00	272.88	6/NA	Avg.	NA	(0.00)	272.88
469. Additional charge for high roof (2 stories or greater)									
37.90 SQ	33.89	0.00	0.00	1,284.43	6/NA	Avg.	0%	(0.00)	1,284.43
470. Roofing felt - 15 lb.									
14.87 SQ	52.92	11.82	0.00	798.74	6/20 yrs	Avg.	30%	(41.71)	757.03
This estimate has removed felt from the areas in which IWS is to be installed.									
471. Ice & water barrier									
2,603.00 SF	2.45	110.63	0.00	6,487.98	6/30 yrs	Avg.	20%	(260.30)	6,227.68
IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.									
472. Asphalt starter - universal starter course									
479.75 LF	3.10	28.55	0.00	1,515.78	6/20 yrs	Avg.	30%	(100.75)	1,415.03
Asphalt starter applied on the eaves and the rakes.									
473. Hip / Ridge cap - Standard profile - composition shingles									
334.33 LF	8.11	87.24	0.00	2,798.66	6/30 yrs	Avg.	20%	(205.28)	2,593.38
474. Drip edge									
111.92 LF	3.91	11.04	0.00	448.65	6/35 yrs	Avg.	17.14%	(22.26)	426.39
Drip edge present on the rake. Will be damaged during shingle removal.									
475. Drip edge/gutter apron									
367.83 LF	4.02	40.02	0.00	1,518.70	6/35 yrs	Avg.	17.14%	(80.71)	1,437.99
Gutter apron present on the eave. Will be damaged during shingle removal.									
476. Access Off*									
40.90 EA	15.00	0.00	0.00	613.50	6/NA	Avg.	0%	(0.00)	613.50
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
477. Flashing - pipe jack									
10.00 EA	69.41	12.42	0.00	706.52	6/35 yrs	Avg.	17.14%	(25.05)	681.47
These will be damaged during shingle removal.									
478. Detach & Reset Roof vent - turtle type - Metal									
10.00 EA	101.83	0.83	0.00	1,019.13	0/35 yrs	Avg.	0%	(0.00)	1,019.13
479. R&R Furnace vent - rain cap and storm collar, 6"									
5.00 EA	118.50	18.62	0.00	611.12	6/25 yrs	Avg.	24%	(52.56)	558.56
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									
480. Step flashing									
116.67 LF	15.84	19.54	0.00	1,867.59	6/35 yrs	Avg.	17.14%	(39.40)	1,828.19
This will be damaged during shingle removal as it is interlaced between the shingles.									
481. Flashing - L flashing - galvanized									
43.58 LF	7.13	9.48	0.00	320.21	6/35 yrs	Avg.	17.14%	(19.13)	301.08



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The headwall flashing is shingled over and will be damaged during shingle removal.									
482. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
483. Prime & paint roof jack									
10.00 EA	36.73	6.59	0.00	373.89	6/15 yrs	Avg.	40%	(31.00)	342.89
484. Prime & paint roof vent									
5.00 EA	36.73	3.29	0.00	186.94	6/15 yrs	Avg.	40%	(15.50)	171.44
this item includes paint for furnace caps only									
485. Commercial Supervision / Project Management - per hour									
9.35 HR	86.32	0.00	0.00	807.09	6/NA	Avg.	0%	(0.00)	807.09

Commercial Supervision

A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.

17.5 squares a day on a complex roof

Day is based off of an 8 hour day.

40.90 Square complex roof

40.90 squares / 17.5 squares a day = 2.33 days to complete

2.33 x 8 hour work day = 18.69 hours of supervision per roof

This amount has been reduced by half with the assumption 2 buildings can be completed per day.

486. R&R Sheathing - plywood - 1/2" CDX

0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
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sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.

Totals: Roof		998.34	0.00	45,132.08				2,394.67	42,737.41
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Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
487. R&R Gutter / downspout - aluminum - up to 5"									
367.83 LF	11.75	162.27	896.86	5,381.13	6/25 yrs	Avg.	24%	(458.17)	4,922.96
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters		162.27	896.86	5,381.13				458.17	4,922.96



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Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Right elevations.									
Damaged screens can be found on the Front, Rear, Left and Right elevations.									
488. R&R Glazing bead - Vinyl									
60.00 LF	3.99	13.72	50.62	303.74	12/18 yrs	Avg.	66.67%	(107.60)	196.14
489. R&R Window screen, 1 - 9 SF									
35.00 EA	51.58	121.26	385.32	2,311.88	12/30 yrs	Avg.	40%	(570.64)	1,741.24
damaged windows can be found on the front elevation.									
490. R&R Vinyl window, single hung, 9-12 sf									
2.00 EA	349.15	39.78	147.62	885.70	12/30 yrs	Avg.	40%	(187.21)	698.49
491. R&R Vinyl window, picture/fixed, 24-32 sf									
1.00 EA	549.88	33.06	116.60	699.54	12/30 yrs	Avg.	40%	(155.58)	543.96
492. Window blind - horizontal or vertical - Detach & reset									
3.00 EA	45.43	0.00	27.26	163.55	12/NA	Avg.	0%	(0.00)	163.55
493. R&R Trim board - 1" x 4" - installed (pine)									
52.00 LF	5.24	10.48	56.60	339.56	12/150 yrs	Avg.	8%	(9.86)	329.70
Remove and replace trim around window									
494. Siding Installer - per hour									
3.00 HR	145.50	0.00	87.30	523.80	12/NA	Avg.	0%	(0.00)	523.80
Allowance to cut back the siding for window removal and replacement									
495. Add. charge for a retrofit window, 12-23 sf - difficult									
2.00 EA	276.72	5.47	111.78	670.69	12/30 yrs	Avg.	40%	(25.74)	644.95
496. Add. charge for a retrofit window, 24-40 sf - difficult									
1.00 EA	359.55	4.37	72.80	436.72	12/30 yrs	Avg.	40%	(20.54)	416.18
497. Add on for "Low E" glass									
56.00 SF	5.47	26.04	66.46	398.82	12/30 yrs	Avg.	40%	(122.53)	276.29
498. Flashing - Sill flashing - moldable tape									
14.00 LF	8.78	3.26	25.24	151.42	12/30 yrs	Avg.	40%	(15.34)	136.08
499. Caulking - silicone									
208.00 LF	4.57	5.83	191.28	1,147.67	12/5 yrs	Avg.	100% [M]	(68.64)	1,079.03
The perimeter for the window will be caulked 4 separate times									
1) around the rough framing/drywall to the window									
2) from the nailing fin to the OSB									
3) from the trim to the window									
4) from the siding to the trim									
500. Clean window unit (per side) 10 - 20 SF									
2.00 EA	23.94	0.00	9.58	57.46	12/NA	Avg.	0%	(0.00)	57.46
501. Clean window unit (per side) 21 - 40 SF									
1.00 EA	31.93	0.00	6.38	38.31	12/NA	Avg.	0%	(0.00)	38.31
Totals: Windows		263.27	1,354.84	8,128.86				1,283.68	6,845.18

Painting



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QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
502. Clean with pressure/chemical spray									
2,618.00 SF	0.50	2.23	262.24	1,573.47	12/NA	Avg.	0%	(0.00)	1,573.47
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
503. Paint wood siding - 1 coat									
1,791.50 SF	1.99	47.21	722.46	4,334.76	12/15 yrs	Avg.	80%	(444.29)	3,890.47
504. Paint trim - one coat									
571.92 LF	1.02	5.35	117.76	706.47	12/15 yrs	Avg.	80%	(50.33)	656.14
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
505. Paint exterior fascia - 1 coat - wood, 4"- 6" wide									
239.88 LF	1.20	2.65	58.12	348.63	12/15 yrs	Avg.	80%	(24.95)	323.68
506. Paint exterior soffit - wood - 1 coat									
370.00 SF	1.53	8.49	114.92	689.51	12/15 yrs	Avg.	80%	(79.92)	609.59
507. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
508. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
509. Mask the surface area per square foot - plastic and tape - 4 mil									
575.50 SF	0.25	2.94	29.36	176.18	12/15 yrs	Avg.	80%	(27.62)	148.56
Masking openings									
510. Direct vent termination cap - galvanized									
5.00 EA	250.89	62.36	263.38	1,580.19	12/35 yrs	Avg.	34.29%	(251.54)	1,328.65
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									
Totals: Painting		131.23	1,668.22	10,009.05				878.65	9,130.40

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
511. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
512. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									



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CONTINUED - General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
513. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
514. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
515. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									
516. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
517. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28
Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.									

Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade

-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.

4579.98 - total non roofing trade hours for the project
x 15%
=687.00- required supervision for non roofing trade hours.

This total number equates to 23.69 hours per main building address for a total of 29 buildings.

Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
Total: Bldg 17-12070-12078		1,556.72	4,478.36	72,001.59				5,015.17	66,986.42
Krameria Ct - 5 plex									

Bldg 12- 12067-12077 Leyden Ct - 6 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
518. Tear off, haul and dispose of comp. shingles - Laminated									
50.43 SQ	81.87	0.00	0.00	4,128.70	6/30 yrs	Avg.	NA	(0.00)	4,128.70
519. Laminated - comp. shingle rfg. - w/out felt									
58.00 SQ	400.00	781.75	0.00	23,981.75	6/30 yrs	Avg.	20%	(1,839.41)	22,142.34
15% waste is added for complex roof									



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
520. Remove Additional charge for high roof (2 stories or greater)									
47.40 SQ	7.20	0.00	0.00	341.28	6/NA	Avg.	NA	(0.00)	341.28
521. Additional charge for high roof (2 stories or greater)									
47.40 SQ	33.89	0.00	0.00	1,606.39	6/NA	Avg.	0%	(0.00)	1,606.39
522. Remove Additional charge for steep roof - 7/12 to 9/12 slope									
0.53 SQ	19.31	0.00	0.00	10.23	6/NA	Avg.	NA	(0.00)	10.23
523. Additional charge for steep roof - 7/12 to 9/12 slope									
0.61 SQ	79.92	0.00	0.00	48.75	6/NA	Avg.	0%	(0.00)	48.75
524. Roofing felt - 15 lb.									
16.57 SQ	52.92	13.17	0.00	890.05	6/20 yrs	Avg.	30%	(46.48)	843.57
This estimate has removed felt from the areas in which IWS is to be installed.									
525. Ice & water barrier									
3,386.00 SF	2.45	143.91	0.00	8,439.61	6/30 yrs	Avg.	20%	(338.60)	8,101.01
IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.									
526. Asphalt starter - universal starter course									
656.50 LF	3.10	39.06	0.00	2,074.21	6/20 yrs	Avg.	30%	(137.87)	1,936.34
Asphalt starter applied on the eaves and the rakes.									
527. Hip / Ridge cap - Standard profile - composition shingles									
333.17 LF	8.11	86.94	0.00	2,788.95	6/30 yrs	Avg.	20%	(204.57)	2,584.38
528. Drip edge									
132.75 LF	3.91	13.09	0.00	532.14	6/35 yrs	Avg.	17.14%	(26.40)	505.74
Drip edge present on the rake. Will be damaged during shingle removal.									
529. Drip edge/gutter apron									
523.75 LF	4.02	56.98	0.00	2,162.46	6/35 yrs	Avg.	17.14%	(114.93)	2,047.53
Gutter apron present on the eave. Will be damaged during shingle removal.									
530. Access Off*									
50.43 EA	15.00	0.00	0.00	756.45	6/NA	Avg.	0%	(0.00)	756.45
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
531. Flashing - pipe jack									
11.00 EA	69.41	13.66	0.00	777.17	6/35 yrs	Avg.	17.14%	(27.55)	749.62
These will be damaged during shingle removal.									
532. Detach & Reset Roof vent - turtle type - Metal									
10.00 EA	101.83	0.83	0.00	1,019.13	0/35 yrs	Avg.	0%	(0.00)	1,019.13
533. R&R Furnace vent - rain cap and storm collar, 6"									
6.00 EA	118.50	22.34	0.00	733.34	6/25 yrs	Avg.	24%	(63.07)	670.27
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									
534. Step flashing									
146.58 LF	15.84	24.54	0.00	2,346.37	6/35 yrs	Avg.	17.14%	(49.50)	2,296.87



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
This will be damaged during shingle removal as it is interlaced between the shingles.									
535. Flashing - L flashing - galvanized									
105.50 LF	7.13	22.96	0.00	775.18	6/35 yrs	Avg.	17.14%	(46.30)	728.88
The headwall flashing is shingled over and will be damaged during shingle removal.									
536. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
537. Prime & paint roof jack									
11.00 EA	36.73	7.25	0.00	411.28	6/15 yrs	Avg.	40%	(34.10)	377.18
538. Prime & paint roof vent									
6.00 EA	36.73	3.95	0.00	224.33	6/15 yrs	Avg.	40%	(18.60)	205.73
this item includes paint for furnace caps only									
539. Commercial Supervision / Project Management - per hour									
11.53 HR	86.32	0.00	0.00	995.27	6/NA	Avg.	0%	(0.00)	995.27

Commercial Supervision

A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.

17.5 squares a day on a complex roof

Day is based off of an 8 hour day.

50.43 Square complex roof

50.43 squares / 17.5 squares a day = 2.88 days to complete

2.33 x 8 hour work day = 23.05 hours of supervision per roof

This amount has been reduced by half with the assumption 2 buildings can be completed per day.

540. R&R Sheathing - plywood - 1/2" CDX

0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
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sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.

Totals: Roof		1,230.76	0.00	55,624.89				2,947.38	52,677.51
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Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
541. R&R Gutter / downspout - aluminum - up to 5"									
523.75 LF	11.75	231.05	1,277.04	7,662.16	6/25 yrs	Avg.	24%	(652.38)	7,009.78



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CONTINUED - Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters		231.05	1,277.04	7,662.16				652.38	7,009.78

Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Front, Left and Rear elevations.									
Damaged screens can be found on the Front, Rear, Left and Right elevations.									
542. R&R Glazing bead - Vinyl									
366.00 LF	3.99	83.69	308.82	1,852.85	12/18 yrs	Avg.	66.67%	(656.36)	1,196.49
543. R&R Window screen, 1 - 9 SF									
42.00 EA	51.58	145.51	462.36	2,774.23	12/30 yrs	Avg.	40%	(684.77)	2,089.46
damaged windows can be found on the Rear elevation.									
544. R&R Vinyl window, single hung, 4-8 sf									
2.00 EA	301.43	31.67	126.92	761.45	12/30 yrs	Avg.	40%	(149.03)	612.42
545. Window blind - horizontal or vertical - Detach & reset									
2.00 EA	45.43	0.00	18.18	109.04	12/NA	Avg.	0%	(0.00)	109.04
546. R&R Trim board - 1" x 4" - installed (pine)									
14.00 LF	5.24	2.82	15.24	91.42	12/150 yrs	Avg.	8%	(2.65)	88.77
Remove and replace trim around window									
547. Siding Installer - per hour									
2.00 HR	145.50	0.00	58.20	349.20	12/NA	Avg.	0%	(0.00)	349.20
Allowance to cut back the siding for window removal and replacement									
548. Add. charge for a retrofit window, 3-11 sf - difficult									
2.00 EA	200.01	3.21	80.64	483.87	12/30 yrs	Avg.	40%	(15.10)	468.77
549. Add on for "Low E" glass									
6.00 SF	5.47	2.79	7.12	42.73	12/30 yrs	Avg.	40%	(13.13)	29.60
550. Flashing - Sill flashing - moldable tape									
6.00 LF	8.78	1.40	10.82	64.90	12/30 yrs	Avg.	40%	(6.58)	58.32
551. Caulking - silicone									
56.00 LF	4.57	1.57	51.50	308.99	12/5 yrs	Avg.	100% [M]	(18.48)	290.51
The perimeter for the window will be caulked 4 separate times									
1) around the rough framing/drywall to the window									
2) from the nailing fin to the OSB									
3) from the trim to the window									
4) from the siding to the trim									
552. Clean window unit (per side) 3 - 9 SF									
2.00 EA	16.76	0.00	6.70	40.22	12/NA	Avg.	0%	(0.00)	40.22



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CONTINUED - Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Windows		272.66	1,146.50	6,878.90				1,546.10	5,332.80

Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
553. Clean with pressure/chemical spray									
2,980.00 SF	0.50	2.53	298.50	1,791.03	12/NA	Avg.	0%	(0.00)	1,791.03
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
554. Paint wood siding - 1 coat									
2,146.00 SF	1.99	56.55	865.42	5,192.51	12/15 yrs	Avg.	80%	(532.21)	4,660.30
555. Paint trim - one coat									
725.63 LF	1.02	6.78	149.38	896.30	12/15 yrs	Avg.	80%	(63.86)	832.44
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
556. Paint exterior fascia - 1 coat - wood, 4"- 6" wide									
328.25 LF	1.20	3.63	79.50	477.03	12/15 yrs	Avg.	80%	(34.14)	442.89
557. Paint exterior soffit - wood - 1 coat									
409.00 SF	1.53	9.39	127.04	762.20	12/15 yrs	Avg.	80%	(88.34)	673.86
558. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
559. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
560. Mask the surface area per square foot - plastic and tape - 4 mil									
686.00 SF	0.25	3.50	35.00	210.00	12/15 yrs	Avg.	80%	(32.93)	177.07
Masking openings									
561. Direct vent termination cap - galvanized									
6.00 EA	250.89	74.83	316.02	1,896.19	12/35 yrs	Avg.	34.29%	(301.84)	1,594.35
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									
Totals: Painting		157.21	1,970.84	11,825.10				1,053.32	10,771.78



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General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
562. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
563. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
564. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
565. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
566. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									
567. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
568. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28
Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.									

Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade

-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.

4579.98 - total non roofing trade hours for the project

x 15%

=687.00- required supervision for non roofing trade hours.

This total number equates to 23.69 hours per main building address for a total of 29 buildings.

Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
Total: Bldg 12- 12067-12077 Leyden Ct - 6 plex		1,893.29	4,952.82	85,341.52				6,199.18	79,142.34

Bldg 22-12014-12022 Leyden St - 5 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
569. Tear off, haul and dispose of comp. shingles - Laminated									
40.90 SQ	81.87	0.00	0.00	3,348.48	6/30 yrs	Avg.	NA	(0.00)	3,348.48
570. Laminated - comp. shingle rfg. - w/out felt									
47.33 SQ	400.00	637.94	0.00	19,569.94	6/30 yrs	Avg.	20%	(1,501.02)	18,068.92
15% waste is added for complex roof									
571. Remove Additional charge for high roof (2 stories or greater)									
37.90 SQ	7.20	0.00	0.00	272.88	6/NA	Avg.	NA	(0.00)	272.88
572. Additional charge for high roof (2 stories or greater)									
37.90 SQ	33.89	0.00	0.00	1,284.43	6/NA	Avg.	0%	(0.00)	1,284.43
573. Roofing felt - 15 lb.									
14.87 SQ	52.92	11.82	0.00	798.74	6/20 yrs	Avg.	30%	(41.71)	757.03
This estimate has removed felt from the areas in which IWS is to be installed.									
574. Ice & water barrier									
2,603.00 SF	2.45	110.63	0.00	6,487.98	6/30 yrs	Avg.	20%	(260.30)	6,227.68
IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.									
575. Asphalt starter - universal starter course									
479.75 LF	3.10	28.55	0.00	1,515.78	6/20 yrs	Avg.	30%	(100.75)	1,415.03
Asphalt starter applied on the eaves and the rakes.									
576. Hip / Ridge cap - Standard profile - composition shingles									
334.33 LF	8.11	87.24	0.00	2,798.66	6/30 yrs	Avg.	20%	(205.28)	2,593.38
577. Drip edge									
111.92 LF	3.91	11.04	0.00	448.65	6/35 yrs	Avg.	17.14%	(22.26)	426.39
Drip edge present on the rake. Will be damaged during shingle removal.									
578. Drip edge/gutter apron									
367.83 LF	4.02	40.02	0.00	1,518.70	6/35 yrs	Avg.	17.14%	(80.71)	1,437.99
Gutter apron present on the eave. Will be damaged during shingle removal.									
579. Access Off*									
40.90 EA	15.00	0.00	0.00	613.50	6/NA	Avg.	0%	(0.00)	613.50
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
580. Flashing - pipe jack									
10.00 EA	69.41	12.42	0.00	706.52	6/35 yrs	Avg.	17.14%	(25.05)	681.47
These will be damaged during shingle removal.									
581. Detach & Reset Roof vent - turtle type - Metal									
10.00 EA	101.83	0.83	0.00	1,019.13	0/35 yrs	Avg.	0%	(0.00)	1,019.13
582. R&R Furnace vent - rain cap and storm collar, 6"									
5.00 EA	118.50	18.62	0.00	611.12	6/25 yrs	Avg.	24%	(52.56)	558.56
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
583. Step flashing									
116.67 LF	15.84	19.54	0.00	1,867.59	6/35 yrs	Avg.	17.14%	(39.40)	1,828.19
This will be damaged during shingle removal as it is interlaced between the shingles.									
584. Flashing - L flashing - galvanized									
43.58 LF	7.13	9.48	0.00	320.21	6/35 yrs	Avg.	17.14%	(19.13)	301.08
The headwall flashing is shingled over and will be damaged during shingle removal.									
585. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
586. Prime & paint roof jack									
10.00 EA	36.73	6.59	0.00	373.89	6/15 yrs	Avg.	40%	(31.00)	342.89
587. Prime & paint roof vent									
5.00 EA	36.73	3.29	0.00	186.94	6/15 yrs	Avg.	40%	(15.50)	171.44
this item includes paint for furnace caps only									
588. Commercial Supervision / Project Management - per hour									
9.35 HR	86.32	0.00	0.00	807.09	6/NA	Avg.	0%	(0.00)	807.09

Commercial Supervision

A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.

17.5 squares a day on a complex roof

Day is based off of an 8 hour day.

40.90 Square complex roof

40.90 squares / 17.5 squares a day = 2.33 days to complete

2.33 x 8 hour work day = 18.69 hours of supervision per roof

This amount has been reduced by half with the assumption 2 buildings can be completed per day.

589. R&R Sheathing - plywood - 1/2" CDX

0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
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sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.

Totals: Roof		998.34	0.00	45,132.08				2,394.67	42,737.41
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Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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CONTINUED - Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
590. R&R Gutter / downspout - aluminum - up to 5"									
367.83 LF	11.75	162.27	896.86	5,381.13	6/25 yrs	Avg.	24%	(458.17)	4,922.96
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters		162.27	896.86	5,381.13				458.17	4,922.96

Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Front and Rear elevations. Damaged screens can be found on the Front, Left and Rear elevations.									
591. R&R Glazing bead - Vinyl									
227.00 LF	3.99	51.90	191.52	1,149.15	12/18 yrs	Avg.	66.67%	(407.09)	742.06
592. R&R Window screen, 1 - 9 SF									
36.00 EA	51.58	124.73	396.32	2,377.93	12/30 yrs	Avg.	40%	(586.94)	1,790.99
Totals: Windows		176.63	587.84	3,527.08				994.03	2,533.05

Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
593. Clean with pressure/chemical spray									
2,618.00 SF	0.50	2.23	262.24	1,573.47	12/NA	Avg.	0%	(0.00)	1,573.47
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
594. Paint wood siding - 1 coat									
1,791.50 SF	1.99	47.21	722.46	4,334.76	12/15 yrs	Avg.	80%	(444.29)	3,890.47
595. Paint trim - one coat									
571.92 LF	1.02	5.35	117.76	706.47	12/15 yrs	Avg.	80%	(50.33)	656.14
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
596. Paint exterior fascia - 1 coat - wood, 4"- 6" wide									
239.88 LF	1.20	2.65	58.12	348.63	12/15 yrs	Avg.	80%	(24.95)	323.68
597. Paint exterior soffit - wood - 1 coat									
370.00 SF	1.53	8.49	114.92	689.51	12/15 yrs	Avg.	80%	(79.92)	609.59

**CCMG, LLC**

Claims & Construction Management Group, LLC
1776 S. Jackson Street, Suite 518
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CONTINUED - Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
598. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
599. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
600. Mask the surface area per square foot - plastic and tape - 4 mil									
575.50 SF	0.25	2.94	29.36	176.18	12/15 yrs	Avg.	80%	(27.62)	148.56
Masking openings									
601. Direct vent termination cap - galvanized									
5.00 EA	250.89	62.36	263.38	1,580.19	12/35 yrs	Avg.	34.29%	(251.54)	1,328.65
item serves as replacement of damaged wall vent for zero clearance gas fireplace.									
Totals: Painting		131.23	1,668.22	10,009.05				878.65	9,130.40

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
602. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
603. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
604. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
605. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
606. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									



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CONTINUED - General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
607. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
608. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28

Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.

Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade

-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.

4579.98 - total non roofing trade hours for the project

x 15%

=687.00- required supervision for non roofing trade hours.

This total number equates to 23.69 hours per main building address for a total of 29 buildings.

Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
Total: Bldg 22-12014-12022		1,470.08	3,711.36	67,399.81				4,725.52	62,674.29
Leyden St - 5 plex									

Bldg 5-12024-12038 Leyden St - 8 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
609. Tear off, haul and dispose of comp. shingles - Laminated									
66.86 SQ	81.87	0.00	0.00	5,473.83	6/30 yrs	Avg.	NA	(0.00)	5,473.83
610. Laminated - comp. shingle rfg. - w/out felt									
77.00 SQ	400.00	1,037.84	0.00	31,837.84	6/30 yrs	Avg.	20%	(2,441.98)	29,395.86
15% waste is added for complex roof									
611. Remove Additional charge for high roof (2 stories or greater)									
62.24 SQ	7.20	0.00	0.00	448.13	6/NA	Avg.	NA	(0.00)	448.13
612. Additional charge for high roof (2 stories or greater)									
62.24 SQ	33.89	0.00	0.00	2,109.31	6/NA	Avg.	0%	(0.00)	2,109.31
613. Roofing felt - 15 lb.									
22.03 SQ	52.92	17.51	0.00	1,183.34	6/20 yrs	Avg.	30%	(61.79)	1,121.55
This estimate has removed felt from the areas in which IWS is to be installed.									
614. Ice & water barrier									
4,483.00 SF	2.45	190.53	0.00	11,173.88	6/30 yrs	Avg.	20%	(448.30)	10,725.58



CCMG, LLC

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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.									
615. Asphalt starter - universal starter course									
816.33 LF	3.10	48.57	0.00	2,579.19	6/20 yrs	Avg.	30%	(171.43)	2,407.76
Asphalt starter applied on the eaves and the rakes.									
616. Hip / Ridge cap - Standard profile - composition shingles									
420.42 LF	8.11	109.71	0.00	3,519.32	6/30 yrs	Avg.	20%	(258.14)	3,261.18
617. Drip edge									
138.33 LF	3.91	13.64	0.00	554.51	6/35 yrs	Avg.	17.14%	(27.51)	527.00
Drip edge present on the rake. Will be damaged during shingle removal.									
618. Drip edge/gutter apron									
678.00 LF	4.02	73.77	0.00	2,799.33	6/35 yrs	Avg.	17.14%	(148.77)	2,650.56
Gutter apron present on the eave. Will be damaged during shingle removal.									
619. Access Off*									
66.86 EA	15.00	0.00	0.00	1,002.90	6/NA	Avg.	0%	(0.00)	1,002.90
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
620. Flashing - pipe jack									
16.00 EA	69.41	19.87	0.00	1,130.43	6/35 yrs	Avg.	17.14%	(40.07)	1,090.36
These will be damaged during shingle removal.									
621. Detach & Reset Roof vent - turtle type - Metal									
14.00 EA	101.83	1.17	0.00	1,426.79	0/35 yrs	Avg.	0%	(0.00)	1,426.79
622. R&R Furnace vent - rain cap and storm collar, 6"									
8.00 EA	118.50	29.78	0.00	977.78	6/25 yrs	Avg.	24%	(84.10)	893.68
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									
623. Step flashing									
169.25 LF	15.84	28.34	0.00	2,709.26	6/35 yrs	Avg.	17.14%	(57.16)	2,652.10
This will be damaged during shingle removal as it is interlaced between the shingles.									
624. Flashing - L flashing - galvanized									
132.00 LF	7.13	28.72	0.00	969.88	6/35 yrs	Avg.	17.14%	(57.93)	911.95
The headwall flashing is shingled over and will be damaged during shingle removal.									
625. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
626. Prime & paint roof jack									
16.00 EA	36.73	10.54	0.00	598.22	6/15 yrs	Avg.	40%	(49.60)	548.62
627. Prime & paint roof vent									
8.00 EA	36.73	5.27	0.00	299.11	6/15 yrs	Avg.	40%	(24.80)	274.31
this item includes paint for furnace caps only									
628. Commercial Supervision / Project Management - per hour									
15.28 HR	86.32	0.00	0.00	1,318.97	6/NA	Avg.	0%	(0.00)	1,318.97



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Commercial Supervision									
A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.									
17.5 squares a day on a complex roof									
Day is based off of an 8 hour day.									
66.86 Square complex roof									
66.86 squares / 17.5 squares a day = 3.82 days to complete									
3.82 x 8 hour work day = 30.56 hours of supervision per roof									
This amount has been reduced by half with the assumption 2 buildings can be completed per day.									
629. R&R Sheathing - plywood - 1/2" CDX									
0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.									
Totals: Roof		1,615.59	0.00	72,693.87				3,871.58	68,822.29

Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
630. R&R Gutter / downspout - aluminum - up to 5"									
678.00 LF	11.75	299.10	1,653.12	9,918.72	6/25 yrs	Avg.	24%	(844.52)	9,074.20
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters		299.10	1,653.12	9,918.72				844.52	9,074.20

Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Front and Rear elevations.									
Damaged screens can be found on the Front, Rear, Left and Right elevations.									
631. R&R Glazing bead - Vinyl									
376.00 LF	3.99	85.97	317.26	1,903.47	12/18 yrs	Avg.	66.67%	(674.29)	1,229.18



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CONTINUED - Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
632. R&R Window screen, 1 - 9 SF									
58.00 EA	51.58	200.95	638.54	3,831.13	12/30 yrs	Avg.	40%	(945.63)	2,885.50
Totals: Windows		286.92	955.80	5,734.60				1,619.92	4,114.68

Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
633. Clean with pressure/chemical spray									
3,841.00 SF	0.50	3.26	384.76	2,308.52	12/NA	Avg.	0%	(0.00)	2,308.52
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
634. Paint wood siding - 1 coat									
2,566.00 SF	1.99	67.61	1,034.78	6,208.73	12/15 yrs	Avg.	80%	(636.37)	5,572.36
635. Paint trim - one coat									
872.63 LF	1.02	8.16	179.66	1,077.90	12/15 yrs	Avg.	80%	(76.79)	1,001.11
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
636. Paint exterior fascia - 1 coat - wood, 4"- 6" wide									
408.17 LF	1.20	4.51	98.86	593.17	12/15 yrs	Avg.	80%	(42.45)	550.72
637. Paint exterior soffit - wood - 1 coat									
570.50 SF	1.53	13.09	177.20	1,063.16	12/15 yrs	Avg.	80%	(123.23)	939.93
638. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
639. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
640. Mask the surface area per square foot - plastic and tape - 4 mil									
932.00 SF	0.25	4.75	47.56	285.31	12/15 yrs	Avg.	80%	(44.74)	240.57
Masking openings									
641. Direct vent termination cap - galvanized									
8.00 EA	250.89	99.78	421.38	2,528.28	12/35 yrs	Avg.	34.29%	(402.46)	2,125.82
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									



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CONTINUED - Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Painting		201.16	2,444.18	14,664.91				1,326.04	13,338.87

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
642. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
643. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
644. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
645. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
646. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									
647. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
648. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28

Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.

Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade

-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.

4579.98 - total non roofing trade hours for the project

x 15%

=687.00- required supervision for non roofing trade hours.

This total number equates to 23.69 hours per main building address for a total of 29 buildings.

Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
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Total: Bldg 5-12024-12038 2,404.38 5,611.54 106,362.57 7,662.06 98,700.51
Leyden St - 8 plex

Bldg 23-12013-12021 Locust St - 5 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
649. Tear off, haul and dispose of comp. shingles - Laminated									
40.90 SQ	81.87	0.00	0.00	3,348.48	6/30 yrs	Avg.	NA	(0.00)	3,348.48
650. Laminated - comp. shingle rfg. - w/out felt									
47.33 SQ	400.00	637.94	0.00	19,569.94	6/30 yrs	Avg.	20%	(1,501.02)	18,068.92
15% waste is added for complex roof									
651. Remove Additional charge for high roof (2 stories or greater)									
37.90 SQ	7.20	0.00	0.00	272.88	6/NA	Avg.	NA	(0.00)	272.88
652. Additional charge for high roof (2 stories or greater)									
37.90 SQ	33.89	0.00	0.00	1,284.43	6/NA	Avg.	0%	(0.00)	1,284.43
653. Roofing felt - 15 lb.									
14.87 SQ	52.92	11.82	0.00	798.74	6/20 yrs	Avg.	30%	(41.71)	757.03
This estimate has removed felt from the areas in which IWS is to be installed.									
654. Ice & water barrier									
2,603.00 SF	2.45	110.63	0.00	6,487.98	6/30 yrs	Avg.	20%	(260.30)	6,227.68
IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.									
655. Asphalt starter - universal starter course									
479.75 LF	3.10	28.55	0.00	1,515.78	6/20 yrs	Avg.	30%	(100.75)	1,415.03
Asphalt starter applied on the eaves and the rakes.									
656. Hip / Ridge cap - Standard profile - composition shingles									
334.33 LF	8.11	87.24	0.00	2,798.66	6/30 yrs	Avg.	20%	(205.28)	2,593.38
657. Drip edge									
111.92 LF	3.91	11.04	0.00	448.65	6/35 yrs	Avg.	17.14%	(22.26)	426.39
Drip edge present on the rake. Will be damaged during shingle removal.									
658. Drip edge/gutter apron									
367.83 LF	4.02	40.02	0.00	1,518.70	6/35 yrs	Avg.	17.14%	(80.71)	1,437.99
Gutter apron present on the eave. Will be damaged during shingle removal.									
659. Access Off*									
40.90 EA	15.00	0.00	0.00	613.50	6/NA	Avg.	0%	(0.00)	613.50
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
660. Flashing - pipe jack									
10.00 EA	69.41	12.42	0.00	706.52	6/35 yrs	Avg.	17.14%	(25.05)	681.47
These will be damaged during shingle removal.									
661. Detach & Reset Roof vent - turtle type - Metal									
10.00 EA	101.83	0.83	0.00	1,019.13	0/35 yrs	Avg.	0%	(0.00)	1,019.13
662. R&R Furnace vent - rain cap and storm collar, 6"									
5.00 EA	118.50	18.62	0.00	611.12	6/25 yrs	Avg.	24%	(52.56)	558.56



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									
663. Step flashing									
116.67 LF	15.84	19.54	0.00	1,867.59	6/35 yrs	Avg.	17.14%	(39.40)	1,828.19
This will be damaged during shingle removal as it is interlaced between the shingles.									
664. Flashing - L flashing - galvanized									
43.58 LF	7.13	9.48	0.00	320.21	6/35 yrs	Avg.	17.14%	(19.13)	301.08
The headwall flashing is shingled over and will be damaged during shingle removal.									
665. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
666. Prime & paint roof jack									
10.00 EA	36.73	6.59	0.00	373.89	6/15 yrs	Avg.	40%	(31.00)	342.89
667. Prime & paint roof vent									
5.00 EA	36.73	3.29	0.00	186.94	6/15 yrs	Avg.	40%	(15.50)	171.44
this item includes paint for furnace caps only									
668. Commercial Supervision / Project Management - per hour									
9.35 HR	86.32	0.00	0.00	807.09	6/NA	Avg.	0%	(0.00)	807.09

Commercial Supervision

A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.

17.5 squares a day on a complex roof

Day is based off of an 8 hour day.

40.90 Square complex roof

40.90 squares / 17.5 squares a day = 2.33 days to complete

2.33 x 8 hour work day = 18.69 hours of supervision per roof

This amount has been reduced by half with the assumption 2 buildings can be completed per day.

669. R&R Sheathing - plywood - 1/2" CDX

0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
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sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.

Totals: Roof		998.34	0.00	45,132.08				2,394.67	42,737.41
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Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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CONTINUED - Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
670. R&R Gutter / downspout - aluminum - up to 5"									
367.83 LF	11.75	162.27	896.86	5,381.13	6/25 yrs	Avg.	24%	(458.17)	4,922.96
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters		162.27	896.86	5,381.13				458.17	4,922.96

Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Rear elevations.									
Damaged screens can be found on the Front, Rear, Left and Right elevations.									
671. R&R Glazing bead - Vinyl									
100.00 LF	3.99	22.87	84.38	506.25	12/18 yrs	Avg.	66.67%	(179.33)	326.92
672. R&R Window screen, 1 - 9 SF									
34.00 EA	51.58	117.80	374.30	2,245.82	12/30 yrs	Avg.	40%	(554.34)	1,691.48
damaged windows can be found on the Front elevation.									
673. R&R Vinyl window, single hung, 9-12 sf									
2.00 EA	349.15	39.78	147.62	885.70	12/30 yrs	Avg.	40%	(187.21)	698.49
674. R&R Vinyl window, picture/fixed, 24-32 sf									
1.00 EA	549.88	33.06	116.60	699.54	12/30 yrs	Avg.	40%	(155.58)	543.96
675. Window blind - horizontal or vertical - Detach & reset									
3.00 EA	45.43	0.00	27.26	163.55	12/NA	Avg.	0%	(0.00)	163.55
676. R&R Trim board - 1" x 4" - installed (pine)									
52.00 LF	5.24	10.48	56.60	339.56	12/150 yrs	Avg.	8%	(9.86)	329.70
Remove and replace trim around window									
677. Siding Installer - per hour									
3.00 HR	145.50	0.00	87.30	523.80	12/NA	Avg.	0%	(0.00)	523.80
Allowance to cut back the siding for window removal and replacement									
678. Add. charge for a retrofit window, 12-23 sf - difficult									
2.00 EA	276.72	5.47	111.78	670.69	12/30 yrs	Avg.	40%	(25.74)	644.95
679. Add. charge for a retrofit window, 24-40 sf - difficult									
1.00 EA	359.55	4.37	72.80	436.72	12/30 yrs	Avg.	40%	(20.54)	416.18
680. Add on for "Low E" glass									
56.00 SF	5.47	26.04	66.46	398.82	12/30 yrs	Avg.	40%	(122.53)	276.29
681. Flashing - Sill flashing - moldable tape									
14.00 LF	8.78	3.26	25.24	151.42	12/30 yrs	Avg.	40%	(15.34)	136.08



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CONTINUED - Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
682. Caulking - silicone									
208.00 LF	4.57	5.83	191.28	1,147.67	12/5 yrs	Avg.	100% [M]	(68.64)	1,079.03
The perimeter for the window will be caulked 4 separate times									
1) around the rough framing/drywall to the window									
2) from the nailing fin to the OSB									
3) from the trim to the window									
4) from the siding to the trim									
683. Clean window unit (per side) 10 - 20 SF									
2.00 EA	23.94	0.00	9.58	57.46	12/NA	Avg.	0%	(0.00)	57.46
684. Clean window unit (per side) 21 - 40 SF									
1.00 EA	31.93	0.00	6.38	38.31	12/NA	Avg.	0%	(0.00)	38.31
Totals: Windows		268.96	1,377.58	8,265.31				1,339.11	6,926.20

Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
685. Clean with pressure/chemical spray									
2,618.00 SF	0.50	2.23	262.24	1,573.47	12/NA	Avg.	0%	(0.00)	1,573.47
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
686. Paint wood siding - 1 coat									
1,791.50 SF	1.99	47.21	722.46	4,334.76	12/15 yrs	Avg.	80%	(444.29)	3,890.47
687. Paint trim - one coat									
571.92 LF	1.02	5.35	117.76	706.47	12/15 yrs	Avg.	80%	(50.33)	656.14
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
688. Paint exterior fascia - 1 coat - wood, 4"- 6" wide									
239.88 LF	1.20	2.65	58.12	348.63	12/15 yrs	Avg.	80%	(24.95)	323.68
689. Paint exterior soffit - wood - 1 coat									
370.00 SF	1.53	8.49	114.92	689.51	12/15 yrs	Avg.	80%	(79.92)	609.59
690. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
691. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04



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CONTINUED - Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
692. Mask the surface area per square foot - plastic and tape - 4 mil									
575.50 SF	0.25	2.94	29.36	176.18	12/15 yrs	Avg.	80%	(27.62)	148.56
Masking openings									
693. Direct vent termination cap - galvanized									
5.00 EA	250.89	62.36	263.38	1,580.19	12/35 yrs	Avg.	34.29%	(251.54)	1,328.65
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									
Totals: Painting		131.23	1,668.22	10,009.05				878.65	9,130.40

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
694. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
695. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
696. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
697. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
698. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									
699. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
700. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28



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CONTINUED - General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.

Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade

-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.

4579.98 - total non roofing trade hours for the project

x 15%

=687.00- required supervision for non roofing trade hours.

This total number equates to 23.69 hours per main building address for a total of 29 buildings.

Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
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Total: Bldg 23-12013-12021		1,562.41	4,501.10	72,138.04				5,070.60	67,067.44
Locust St - 5 plex									

Bldg 6-12023-12037 Locust St - 8 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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701. Tear off, haul and dispose of comp. shingles - Laminated

66.86 SQ	81.87	0.00	0.00	5,473.83	6/30 yrs	Avg.	NA	(0.00)	5,473.83
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702. Laminated - comp. shingle rfg. - w/out felt

77.00 SQ	400.00	1,037.84	0.00	31,837.84	6/30 yrs	Avg.	20%	(2,441.98)	29,395.86
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15% waste is added for complex roof

703. Remove Additional charge for high roof (2 stories or greater)

62.24 SQ	7.20	0.00	0.00	448.13	6/NA	Avg.	NA	(0.00)	448.13
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704. Additional charge for high roof (2 stories or greater)

62.24 SQ	33.89	0.00	0.00	2,109.31	6/NA	Avg.	0%	(0.00)	2,109.31
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705. Roofing felt - 15 lb.

22.03 SQ	52.92	17.51	0.00	1,183.34	6/20 yrs	Avg.	30%	(61.79)	1,121.55
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This estimate has removed felt from the areas in which IWS is to be installed.

706. Ice & water barrier

4,483.00 SF	2.45	190.53	0.00	11,173.88	6/30 yrs	Avg.	20%	(448.30)	10,725.58
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IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.

707. Asphalt starter - universal starter course

816.33 LF	3.10	48.57	0.00	2,579.19	6/20 yrs	Avg.	30%	(171.43)	2,407.76
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Asphalt starter applied on the eaves and the rakes.



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
708. Hip / Ridge cap - Standard profile - composition shingles									
420.42 LF	8.11	109.71	0.00	3,519.32	6/30 yrs	Avg.	20%	(258.14)	3,261.18
709. Drip edge									
138.33 LF	3.91	13.64	0.00	554.51	6/35 yrs	Avg.	17.14%	(27.51)	527.00
Drip edge present on the rake. Will be damaged during shingle removal.									
710. Drip edge/gutter apron									
678.00 LF	4.02	73.77	0.00	2,799.33	6/35 yrs	Avg.	17.14%	(148.77)	2,650.56
Gutter apron present on the eave. Will be damaged during shingle removal.									
711. Access Off*									
66.86 EA	15.00	0.00	0.00	1,002.90	6/NA	Avg.	0%	(0.00)	1,002.90
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
712. Flashing - pipe jack									
16.00 EA	69.41	19.87	0.00	1,130.43	6/35 yrs	Avg.	17.14%	(40.07)	1,090.36
These will be damaged during shingle removal.									
713. Detach & Reset Roof vent - turtle type - Metal									
14.00 EA	101.83	1.17	0.00	1,426.79	0/35 yrs	Avg.	0%	(0.00)	1,426.79
714. R&R Furnace vent - rain cap and storm collar, 6"									
8.00 EA	118.50	29.78	0.00	977.78	6/25 yrs	Avg.	24%	(84.10)	893.68
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									
715. Step flashing									
169.25 LF	15.84	28.34	0.00	2,709.26	6/35 yrs	Avg.	17.14%	(57.16)	2,652.10
This will be damaged during shingle removal as it is interlaced between the shingles.									
716. Flashing - L flashing - galvanized									
132.00 LF	7.13	28.72	0.00	969.88	6/35 yrs	Avg.	17.14%	(57.93)	911.95
The headwall flashing is shingled over and will be damaged during shingle removal.									
717. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
718. Prime & paint roof jack									
16.00 EA	36.73	10.54	0.00	598.22	6/15 yrs	Avg.	40%	(49.60)	548.62
719. Prime & paint roof vent									
8.00 EA	36.73	5.27	0.00	299.11	6/15 yrs	Avg.	40%	(24.80)	274.31
this item includes paint for furnace caps only									
720. Commercial Supervision / Project Management - per hour									
15.28 HR	86.32	0.00	0.00	1,318.97	6/NA	Avg.	0%	(0.00)	1,318.97



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Commercial Supervision									
A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.									
17.5 squares a day on a complex roof									
Day is based off of an 8 hour day.									
66.86 Square complex roof									
66.86 squares / 17.5 squares a day = 3.82 days to complete									
3.82 x 8 hour work day = 30.56 hours of supervision per roof									
This amount has been reduced by half with the assumption 2 buildings can be completed per day.									
721. R&R Sheathing - plywood - 1/2" CDX									
0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.									
Totals: Roof		1,615.59	0.00	72,693.87				3,871.58	68,822.29

Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
722. R&R Gutter / downspout - aluminum - up to 5"									
678.00 LF	11.75	299.10	1,653.12	9,918.72	6/25 yrs	Avg.	24%	(844.52)	9,074.20
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters		299.10	1,653.12	9,918.72				844.52	9,074.20

Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Front and Rear elevations.									
Damaged screens can be found on the Front, Rear, Left and Right elevations.									
723. R&R Glazing bead - Vinyl									
349.00 LF	3.99	79.80	294.46	1,766.77	12/18 yrs	Avg.	66.67%	(625.87)	1,140.90



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CONTINUED - Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
724. R&R Window screen, 1 - 9 SF									
55.00 EA	51.58	190.55	605.50	3,632.95	12/30 yrs	Avg.	40%	(896.72)	2,736.23
Damaged windows can be found on the Front elevation.									
725. R&R Vinyl window, single hung, 9-12 sf									
2.00 EA	349.15	39.78	147.62	885.70	12/30 yrs	Avg.	40%	(187.21)	698.49
726. R&R Vinyl window, picture/fixd, 24-32 sf									
1.00 EA	549.88	33.06	116.60	699.54	12/30 yrs	Avg.	40%	(155.58)	543.96
727. Window blind - horizontal or vertical - Detach & reset									
3.00 EA	45.43	0.00	27.26	163.55	12/NA	Avg.	0%	(0.00)	163.55
728. R&R Trim board - 1" x 4" - installed (pine)									
52.00 LF	5.24	10.48	56.60	339.56	12/150 yrs	Avg.	8%	(9.86)	329.70
Remove and replace trim around window									
729. Siding Installer - per hour									
3.00 HR	145.50	0.00	87.30	523.80	12/NA	Avg.	0%	(0.00)	523.80
Allowance to cut back the siding for window removal and replacement									
730. Add. charge for a retrofit window, 12-23 sf - difficult									
2.00 EA	276.72	5.47	111.78	670.69	12/30 yrs	Avg.	40%	(25.74)	644.95
731. Add. charge for a retrofit window, 24-40 sf - difficult									
1.00 EA	359.55	4.37	72.80	436.72	12/30 yrs	Avg.	40%	(20.54)	416.18
732. Add on for "Low E" glass									
56.00 SF	5.47	26.04	66.46	398.82	12/30 yrs	Avg.	40%	(122.53)	276.29
733. Flashing - Sill flashing - moldable tape									
14.00 LF	8.78	3.26	25.24	151.42	12/30 yrs	Avg.	40%	(15.34)	136.08
734. Caulking - silicone									
208.00 LF	4.57	5.83	191.28	1,147.67	12/5 yrs	Avg.	100% [M]	(68.64)	1,079.03
The perimeter for the window will be caulked 4 separate times									
1) around the rough framing/drywall to the window									
2) from the nailing fin to the OSB									
3) from the trim to the window									
4) from the siding to the trim									
735. Clean window unit (per side) 10 - 20 SF									
2.00 EA	23.94	0.00	9.58	57.46	12/NA	Avg.	0%	(0.00)	57.46
736. Clean window unit (per side) 21 - 40 SF									
1.00 EA	31.93	0.00	6.38	38.31	12/NA	Avg.	0%	(0.00)	38.31
737. R&R Storm door assembly									
1.00 EA	345.88	17.34	72.64	435.86	12/40 yrs	Avg.	30%	(61.20)	374.66
Front elevation									
Totals: Windows		415.98	1,891.50	11,348.82				2,189.23	9,159.59



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Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
738. Clean with pressure/chemical spray									
3,841.00 SF	0.50	3.26	384.76	2,308.52	12/NA	Avg.	0%	(0.00)	2,308.52
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
739. Paint wood siding - 1 coat									
2,566.00 SF	1.99	67.61	1,034.78	6,208.73	12/15 yrs	Avg.	80%	(636.37)	5,572.36
740. Paint trim - one coat									
872.63 LF	1.02	8.16	179.66	1,077.90	12/15 yrs	Avg.	80%	(76.79)	1,001.11
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
741. Paint exterior fascia - 1 coat - wood, 4"- 6" wide									
408.17 LF	1.20	4.51	98.86	593.17	12/15 yrs	Avg.	80%	(42.45)	550.72
742. Paint exterior soffit - wood - 1 coat									
570.50 SF	1.53	13.09	177.20	1,063.16	12/15 yrs	Avg.	80%	(123.23)	939.93
743. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
744. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
745. Mask the surface area per square foot - plastic and tape - 4 mil									
932.00 SF	0.25	4.75	47.56	285.31	12/15 yrs	Avg.	80%	(44.74)	240.57
Masking openings									
746. Direct vent termination cap - galvanized									
8.00 EA	250.89	99.78	421.38	2,528.28	12/35 yrs	Avg.	34.29%	(402.46)	2,125.82
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									
Totals: Painting		201.16	2,444.18	14,664.91				1,326.04	13,338.87

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
747. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
748. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71



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CONTINUED - General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
749. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
750. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
751. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									
752. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
753. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28
Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.									

Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade

-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.

4579.98 - total non roofing trade hours for the project
x 15%
=687.00- required supervision for non roofing trade hours.

This total number equates to 23.69 hours per main building address for a total of 29 buildings.

Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
Total: Bldg 6-12023-12037		2,533.44	6,547.24	111,976.79				8,231.37	103,745.42
Locust St - 8 plex									

Bldg 29-12060-12068 Leyden Ct - 5 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
754. Tear off, haul and dispose of comp. shingles - Laminated									
40.90 SQ	81.87	0.00	0.00	3,348.48	6/30 yrs	Avg.	NA	(0.00)	3,348.48
755. Laminated - comp. shingle rfg. - w/out felt									
47.33 SQ	400.00	637.94	0.00	19,569.94	6/30 yrs	Avg.	20%	(1,501.02)	18,068.92



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
15% waste is added for complex roof									
756. Remove Additional charge for high roof (2 stories or greater)									
37.90 SQ	7.20	0.00	0.00	272.88	6/NA	Avg.	NA	(0.00)	272.88
757. Additional charge for high roof (2 stories or greater)									
37.90 SQ	33.89	0.00	0.00	1,284.43	6/NA	Avg.	0%	(0.00)	1,284.43
758. Roofing felt - 15 lb.									
14.87 SQ	52.92	11.82	0.00	798.74	6/20 yrs	Avg.	30%	(41.71)	757.03
This estimate has removed felt from the areas in which IWS is to be installed.									
759. Ice & water barrier									
2,603.00 SF	2.45	110.63	0.00	6,487.98	6/30 yrs	Avg.	20%	(260.30)	6,227.68
IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.									
760. Asphalt starter - universal starter course									
479.75 LF	3.10	28.55	0.00	1,515.78	6/20 yrs	Avg.	30%	(100.75)	1,415.03
Asphalt starter applied on the eaves and the rakes.									
761. Hip / Ridge cap - Standard profile - composition shingles									
334.33 LF	8.11	87.24	0.00	2,798.66	6/30 yrs	Avg.	20%	(205.28)	2,593.38
762. Drip edge									
111.92 LF	3.91	11.04	0.00	448.65	6/35 yrs	Avg.	17.14%	(22.26)	426.39
Drip edge present on the rake. Will be damaged during shingle removal.									
763. Drip edge/gutter apron									
367.83 LF	4.02	40.02	0.00	1,518.70	6/35 yrs	Avg.	17.14%	(80.71)	1,437.99
Gutter apron present on the eave. Will be damaged during shingle removal.									
764. Access Off*									
40.90 EA	15.00	0.00	0.00	613.50	6/NA	Avg.	0%	(0.00)	613.50
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
765. Flashing - pipe jack									
10.00 EA	69.41	12.42	0.00	706.52	6/35 yrs	Avg.	17.14%	(25.05)	681.47
These will be damaged during shingle removal.									
766. Detach & Reset Roof vent - turtle type - Metal									
10.00 EA	101.83	0.83	0.00	1,019.13	0/35 yrs	Avg.	0%	(0.00)	1,019.13
767. R&R Furnace vent - rain cap and storm collar, 6"									
5.00 EA	118.50	18.62	0.00	611.12	6/25 yrs	Avg.	24%	(52.56)	558.56
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									
768. Step flashing									
116.67 LF	15.84	19.54	0.00	1,867.59	6/35 yrs	Avg.	17.14%	(39.40)	1,828.19
This will be damaged during shingle removal as it is interlaced between the shingles.									
769. Flashing - L flashing - galvanized									
43.58 LF	7.13	9.48	0.00	320.21	6/35 yrs	Avg.	17.14%	(19.13)	301.08



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The headwall flashing is shingled over and will be damaged during shingle removal.									
770. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
771. Prime & paint roof jack									
10.00 EA	36.73	6.59	0.00	373.89	6/15 yrs	Avg.	40%	(31.00)	342.89
772. Prime & paint roof vent									
5.00 EA	36.73	3.29	0.00	186.94	6/15 yrs	Avg.	40%	(15.50)	171.44
this item includes paint for furnace caps only									
773. Commercial Supervision / Project Management - per hour									
9.35 HR	86.32	0.00	0.00	807.09	6/NA	Avg.	0%	(0.00)	807.09

Commercial Supervision

A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.

17.5 squares a day on a complex roof

Day is based off of an 8 hour day.

40.90 Square complex roof

40.90 squares / 17.5 squares a day = 2.33 days to complete

2.33 x 8 hour work day = 18.69 hours of supervision per roof

This amount has been reduced by half with the assumption 2 buildings can be completed per day.

774. R&R Sheathing - plywood - 1/2" CDX

0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
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sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.

Totals: Roof		998.34	0.00	45,132.08				2,394.67	42,737.41
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Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
775. R&R Gutter / downspout - aluminum - up to 5"									
367.83 LF	11.75	162.27	896.86	5,381.13	6/25 yrs	Avg.	24%	(458.17)	4,922.96
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters		162.27	896.86	5,381.13				458.17	4,922.96



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Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Front and Rear elevations. Damaged screens can be found on the Front, Rear, Left and Right elevations.									
776. R&R Glazing bead - Vinyl									
109.00 LF	3.99	24.92	91.96	551.79	12/18 yrs	Avg.	66.67%	(195.47)	356.32
777. R&R Window screen, 1 - 9 SF									
37.00 EA	51.58	128.19	407.32	2,443.97	12/30 yrs	Avg.	40%	(603.25)	1,840.72
Totals: Windows		153.11	499.28	2,995.76				798.72	2,197.04

Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
778. Clean with pressure/chemical spray									
2,618.00 SF	0.50	2.23	262.24	1,573.47	12/NA	Avg.	0%	(0.00)	1,573.47
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
779. Paint wood siding - 1 coat									
1,791.50 SF	1.99	47.21	722.46	4,334.76	12/15 yrs	Avg.	80%	(444.29)	3,890.47
780. Paint trim - one coat									
571.92 LF	1.02	5.35	117.76	706.47	12/15 yrs	Avg.	80%	(50.33)	656.14
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
781. Paint exterior fascia - 1 coat - wood, 4"- 6" wide									
239.88 LF	1.20	2.65	58.12	348.63	12/15 yrs	Avg.	80%	(24.95)	323.68
782. Paint exterior soffit - wood - 1 coat									
370.00 SF	1.53	8.49	114.92	689.51	12/15 yrs	Avg.	80%	(79.92)	609.59
783. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
784. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
785. Mask the surface area per square foot - plastic and tape - 4 mil									
575.50 SF	0.25	2.94	29.36	176.18	12/15 yrs	Avg.	80%	(27.62)	148.56
Masking openings									
786. Direct vent termination cap - galvanized									
5.00 EA	250.89	62.36	263.38	1,580.19	12/35 yrs	Avg.	34.29%	(251.54)	1,328.65
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									



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CONTINUED - Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Painting		131.23	1,668.22	10,009.05				878.65	9,130.40

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
787. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
788. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
789. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
790. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
791. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									
792. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
793. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28

Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.

Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade

-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.

4579.98 - total non roofing trade hours for the project
x 15%

=687.00- required supervision for non roofing trade hours.

This total number equates to 23.69 hours per main building address for a total of 29 buildings.

Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
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Total: Bldg 29-12060-12068 **1,446.56** **3,622.80** **66,868.49** **4,530.21** **62,338.28**
Leyden Ct - 5 plex

Bldg 28-12070-12078 Leyden Ct - 5 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
794. Tear off, haul and dispose of comp. shingles - Laminated									
40.90 SQ	81.87	0.00	0.00	3,348.48	6/30 yrs	Avg.	NA	(0.00)	3,348.48
795. Laminated - comp. shingle rfg. - w/out felt									
47.33 SQ	400.00	637.94	0.00	19,569.94	6/30 yrs	Avg.	20%	(1,501.02)	18,068.92
15% waste is added for complex roof									
796. Remove Additional charge for high roof (2 stories or greater)									
37.90 SQ	7.20	0.00	0.00	272.88	6/NA	Avg.	NA	(0.00)	272.88
797. Additional charge for high roof (2 stories or greater)									
37.90 SQ	33.89	0.00	0.00	1,284.43	6/NA	Avg.	0%	(0.00)	1,284.43
798. Roofing felt - 15 lb.									
14.87 SQ	52.92	11.82	0.00	798.74	6/20 yrs	Avg.	30%	(41.71)	757.03
This estimate has removed felt from the areas in which IWS is to be installed.									
799. Ice & water barrier									
2,603.00 SF	2.45	110.63	0.00	6,487.98	6/30 yrs	Avg.	20%	(260.30)	6,227.68
IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.									
800. Asphalt starter - universal starter course									
479.75 LF	3.10	28.55	0.00	1,515.78	6/20 yrs	Avg.	30%	(100.75)	1,415.03
Asphalt starter applied on the eaves and the rakes.									
801. Hip / Ridge cap - Standard profile - composition shingles									
334.33 LF	8.11	87.24	0.00	2,798.66	6/30 yrs	Avg.	20%	(205.28)	2,593.38
802. Drip edge									
111.92 LF	3.91	11.04	0.00	448.65	6/35 yrs	Avg.	17.14%	(22.26)	426.39
Drip edge present on the rake. Will be damaged during shingle removal.									
803. Drip edge/gutter apron									
367.83 LF	4.02	40.02	0.00	1,518.70	6/35 yrs	Avg.	17.14%	(80.71)	1,437.99
Gutter apron present on the eave. Will be damaged during shingle removal.									
804. Access Off*									
40.90 EA	15.00	0.00	0.00	613.50	6/NA	Avg.	0%	(0.00)	613.50
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
805. Flashing - pipe jack									
10.00 EA	69.41	12.42	0.00	706.52	6/35 yrs	Avg.	17.14%	(25.05)	681.47
These will be damaged during shingle removal.									
806. Detach & Reset Roof vent - turtle type - Metal									
10.00 EA	101.83	0.83	0.00	1,019.13	0/35 yrs	Avg.	0%	(0.00)	1,019.13
807. R&R Furnace vent - rain cap and storm collar, 6"									
5.00 EA	118.50	18.62	0.00	611.12	6/25 yrs	Avg.	24%	(52.56)	558.56



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									
808. Step flashing									
116.67 LF	15.84	19.54	0.00	1,867.59	6/35 yrs	Avg.	17.14%	(39.40)	1,828.19
This will be damaged during shingle removal as it is interlaced between the shingles.									
809. Flashing - L flashing - galvanized									
43.58 LF	7.13	9.48	0.00	320.21	6/35 yrs	Avg.	17.14%	(19.13)	301.08
The headwall flashing is shingled over and will be damaged during shingle removal.									
810. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
811. Prime & paint roof jack									
10.00 EA	36.73	6.59	0.00	373.89	6/15 yrs	Avg.	40%	(31.00)	342.89
812. Prime & paint roof vent									
5.00 EA	36.73	3.29	0.00	186.94	6/15 yrs	Avg.	40%	(15.50)	171.44
this item includes paint for furnace caps only									
813. Commercial Supervision / Project Management - per hour									
9.35 HR	86.32	0.00	0.00	807.09	6/NA	Avg.	0%	(0.00)	807.09

Commercial Supervision

A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.

17.5 squares a day on a complex roof

Day is based off of an 8 hour day.

40.90 Square complex roof

40.90 squares / 17.5 squares a day = 2.33 days to complete

2.33 x 8 hour work day = 18.69 hours of supervision per roof

This amount has been reduced by half with the assumption 2 buildings can be completed per day.

814. R&R Sheathing - plywood - 1/2" CDX

0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
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sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.

Totals: Roof		998.34	0.00	45,132.08				2,394.67	42,737.41
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Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CON_JASMINE2-1								10/14/2024	Page: 88



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CONTINUED - Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
815. R&R Gutter / downspout - aluminum - up to 5"									
367.83 LF	11.75	162.27	896.86	5,381.13	6/25 yrs	Avg.	24%	(458.17)	4,922.96
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters		162.27	896.86	5,381.13				458.17	4,922.96

Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Front, Right and Rear elevations. Damaged screens can be found on the Front, Left and Right elevations.									
816. R&R Glazing bead - Vinyl									
227.00 LF	3.99	51.90	191.52	1,149.15	12/18 yrs	Avg.	66.67%	(407.09)	742.06
817. R&R Window screen, 1 - 9 SF									
23.00 EA	51.58	79.69	253.22	1,519.25	12/30 yrs	Avg.	40%	(374.99)	1,144.26
Totals: Windows		131.59	444.74	2,668.40				782.08	1,886.32

Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
818. Clean with pressure/chemical spray									
2,618.00 SF	0.50	2.23	262.24	1,573.47	12/NA	Avg.	0%	(0.00)	1,573.47
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
819. Paint wood siding - 1 coat									
1,791.50 SF	1.99	47.21	722.46	4,334.76	12/15 yrs	Avg.	80%	(444.29)	3,890.47
820. Paint trim - one coat									
571.92 LF	1.02	5.35	117.76	706.47	12/15 yrs	Avg.	80%	(50.33)	656.14
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
821. Paint exterior fascia - 1 coat - wood, 4"- 6" wide									
239.88 LF	1.20	2.65	58.12	348.63	12/15 yrs	Avg.	80%	(24.95)	323.68
822. Paint exterior soffit - wood - 1 coat									
370.00 SF	1.53	8.49	114.92	689.51	12/15 yrs	Avg.	80%	(79.92)	609.59



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CONTINUED - Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
823. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
824. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
825. Mask the surface area per square foot - plastic and tape - 4 mil									
575.50 SF	0.25	2.94	29.36	176.18	12/15 yrs	Avg.	80%	(27.62)	148.56
Masking openings									
826. Direct vent termination cap - galvanized									
5.00 EA	250.89	62.36	263.38	1,580.19	12/35 yrs	Avg.	34.29%	(251.54)	1,328.65
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									
Totals: Painting		131.23	1,668.22	10,009.05				878.65	9,130.40

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
827. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
828. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
829. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
830. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
831. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									



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CONTINUED - General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
832. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
833. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28
Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.									

Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade

-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.

4579.98 - total non roofing trade hours for the project

x 15%

=687.00- required supervision for non roofing trade hours.

This total number equates to 23.69 hours per main building address for a total of 29 buildings.

Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
Total: Bldg 28-12070-12078 Leyden Ct - 5 plex		1,425.04	3,568.26	66,541.13				4,513.57	62,027.56

Bldg 13 - 12067-12077 Locust Ct - 6 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
834. Tear off, haul and dispose of comp. shingles - Laminated									
50.43 SQ	81.87	0.00	0.00	4,128.70	6/30 yrs	Avg.	NA	(0.00)	4,128.70
835. Laminated - comp. shingle rfg. - w/out felt									
58.00 SQ	400.00	781.75	0.00	23,981.75	6/30 yrs	Avg.	20%	(1,839.41)	22,142.34
15% waste is added for complex roof									
836. Remove Additional charge for high roof (2 stories or greater)									
47.40 SQ	7.20	0.00	0.00	341.28	6/NA	Avg.	NA	(0.00)	341.28
837. Additional charge for high roof (2 stories or greater)									
47.40 SQ	33.89	0.00	0.00	1,606.39	6/NA	Avg.	0%	(0.00)	1,606.39
838. Remove Additional charge for steep roof - 7/12 to 9/12 slope									
0.53 SQ	19.31	0.00	0.00	10.23	6/NA	Avg.	NA	(0.00)	10.23
839. Additional charge for steep roof - 7/12 to 9/12 slope									
0.61 SQ	79.92	0.00	0.00	48.75	6/NA	Avg.	0%	(0.00)	48.75



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
840. Roofing felt - 15 lb.									
16.57 SQ	52.92	13.17	0.00	890.05	6/20 yrs	Avg.	30%	(46.48)	843.57
This estimate has removed felt from the areas in which IWS is to be installed.									
841. Ice & water barrier									
3,386.00 SF	2.45	143.91	0.00	8,439.61	6/30 yrs	Avg.	20%	(338.60)	8,101.01
IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.									
842. Asphalt starter - universal starter course									
656.50 LF	3.10	39.06	0.00	2,074.21	6/20 yrs	Avg.	30%	(137.87)	1,936.34
Asphalt starter applied on the eaves and the rakes.									
843. Hip / Ridge cap - Standard profile - composition shingles									
333.17 LF	8.11	86.94	0.00	2,788.95	6/30 yrs	Avg.	20%	(204.57)	2,584.38
844. Drip edge									
132.75 LF	3.91	13.09	0.00	532.14	6/35 yrs	Avg.	17.14%	(26.40)	505.74
Drip edge present on the rake. Will be damaged during shingle removal.									
845. Drip edge/gutter apron									
523.75 LF	4.02	56.98	0.00	2,162.46	6/35 yrs	Avg.	17.14%	(114.93)	2,047.53
Gutter apron present on the eave. Will be damaged during shingle removal.									
846. Access Off*									
50.43 EA	15.00	0.00	0.00	756.45	6/NA	Avg.	0%	(0.00)	756.45
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
847. Flashing - pipe jack									
11.00 EA	69.41	13.66	0.00	777.17	6/35 yrs	Avg.	17.14%	(27.55)	749.62
These will be damaged during shingle removal.									
848. Detach & Reset Roof vent - turtle type - Metal									
10.00 EA	101.83	0.83	0.00	1,019.13	0/35 yrs	Avg.	0%	(0.00)	1,019.13
849. R&R Furnace vent - rain cap and storm collar, 6"									
6.00 EA	118.50	22.34	0.00	733.34	6/25 yrs	Avg.	24%	(63.07)	670.27
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									
850. Step flashing									
146.58 LF	15.84	24.54	0.00	2,346.37	6/35 yrs	Avg.	17.14%	(49.50)	2,296.87
This will be damaged during shingle removal as it is interlaced between the shingles.									
851. Flashing - L flashing - galvanized									
105.50 LF	7.13	22.96	0.00	775.18	6/35 yrs	Avg.	17.14%	(46.30)	728.88
The headwall flashing is shingled over and will be damaged during shingle removal.									
852. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
853. Prime & paint roof jack									
11.00 EA	36.73	7.25	0.00	411.28	6/15 yrs	Avg.	40%	(34.10)	377.18



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
854. Prime & paint roof vent									
6.00 EA	36.73	3.95	0.00	224.33	6/15 yrs	Avg.	40%	(18.60)	205.73
this item includes paint for furnace caps only									
855. Commercial Supervision / Project Management - per hour									
11.53 HR	86.32	0.00	0.00	995.27	6/NA	Avg.	0%	(0.00)	995.27

Commercial Supervision

A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.

17.5 squares a day on a complex roof

Day is based off of an 8 hour day.

50.43 Square complex roof

50.43 squares / 17.5 squares a day = 2.88 days to complete

2.33 x 8 hour work day = 23.05 hours of supervision per roof

This amount has been reduced by half with the assumption 2 buildings can be completed per day.

856. R&R Sheathing - plywood - 1/2" CDX

0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
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sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.

Totals: Roof		1,230.76	0.00	55,624.89				2,947.38	52,677.51
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Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
857. R&R Gutter / downspout - aluminum - up to 5"									
523.75 LF	11.75	231.05	1,277.04	7,662.16	6/25 yrs	Avg.	24%	(652.38)	7,009.78
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters		231.05	1,277.04	7,662.16				652.38	7,009.78

Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CON_JASMINE2-1								10/14/2024	Page: 93



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CONTINUED - Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Front, Left and Rear elevations. Damaged screens can be found on the Front, Rear, Left and Right elevations.									
858. R&R Glazing bead - Vinyl									
325.00 LF	3.99	74.31	274.22	1,645.28	12/18 yrs	Avg.	66.67%	(582.83)	1,062.45
859. R&R Window screen, 1 - 9 SF									
44.00 EA	51.58	152.44	484.38	2,906.34	12/30 yrs	Avg.	40%	(717.38)	2,188.96
Damaged windows can be found on the Front elevation.									
860. R&R Vinyl window, picture/fixed, 12-23 sf									
1.00 EA	367.70	20.39	77.62	465.71	12/30 yrs	Avg.	40%	(95.94)	369.77
861. Window blind - horizontal or vertical - Detach & reset									
1.00 EA	45.43	0.00	9.08	54.51	12/NA	Avg.	0%	(0.00)	54.51
862. R&R Trim board - 1" x 4" - installed (pine)									
16.00 LF	5.24	3.22	17.40	104.46	12/150 yrs	Avg.	8%	(3.03)	101.43
Remove and replace trim around window									
863. Siding Installer - per hour									
1.00 HR	145.50	0.00	29.10	174.60	12/NA	Avg.	0%	(0.00)	174.60
Allowance to cut back the siding for window removal and replacement									
864. Add. charge for a retrofit window, 12-23 sf - difficult									
1.00 EA	276.72	2.73	55.88	335.33	12/30 yrs	Avg.	40%	(12.87)	322.46
865. Add on for "Low E" glass									
15.00 SF	5.47	6.97	17.82	106.84	12/30 yrs	Avg.	40%	(32.82)	74.02
866. Flashing - Sill flashing - moldable tape									
5.00 LF	8.78	1.16	9.02	54.08	12/30 yrs	Avg.	40%	(5.48)	48.60
867. Caulking - silicone									
64.00 LF	4.57	1.80	58.86	353.14	12/5 yrs	Avg.	100% [M]	(21.12)	332.02
The perimeter for the window will be caulked 4 separate times 1) around the rough framing/drywall to the window 2) from the nailing fin to the OSB 3) from the trim to the window 4) from the siding to the trim									
868. Clean window unit (per side) 10 - 20 SF									
1.00 EA	23.94	0.00	4.78	28.72	12/NA	Avg.	0%	(0.00)	28.72
Totals: Windows		263.02	1,038.16	6,229.01				1,471.47	4,757.54

Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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CONTINUED - Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
869. Clean with pressure/chemical spray									
2,980.00 SF	0.50	2.53	298.50	1,791.03	12/NA	Avg.	0%	(0.00)	1,791.03
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
870. Paint wood siding - 1 coat									
2,146.00 SF	1.99	56.55	865.42	5,192.51	12/15 yrs	Avg.	80%	(532.21)	4,660.30
871. Paint trim - one coat									
725.63 LF	1.02	6.78	149.38	896.30	12/15 yrs	Avg.	80%	(63.86)	832.44
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
872. Paint exterior fascia - 1 coat - wood, 4" - 6" wide									
328.25 LF	1.20	3.63	79.50	477.03	12/15 yrs	Avg.	80%	(34.14)	442.89
873. Paint exterior soffit - wood - 1 coat									
409.00 SF	1.53	9.39	127.04	762.20	12/15 yrs	Avg.	80%	(88.34)	673.86
874. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
875. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
876. Mask the surface area per square foot - plastic and tape - 4 mil									
686.00 SF	0.25	3.50	35.00	210.00	12/15 yrs	Avg.	80%	(32.93)	177.07
Masking openings									
877. Direct vent termination cap - galvanized									
6.00 EA	250.89	74.83	316.02	1,896.19	12/35 yrs	Avg.	34.29%	(301.84)	1,594.35
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									
Totals: Painting		157.21	1,970.84	11,825.10				1,053.32	10,771.78

ACs

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
878. Comb and straighten a/c condenser fins - with trip charge									
1.00 EA	249.48	0.00	49.90	299.38	12/NA	Avg.	0%	(0.00)	299.38



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CONTINUED - ACs

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: ACs		0.00	49.90	299.38				0.00	299.38

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
879. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
880. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
881. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
882. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
883. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									
884. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
885. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28

Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.

Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade

-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.

4579.98 - total non roofing trade hours for the project

x 15%

=687.00- required supervision for non roofing trade hours.

This total number equates to 23.69 hours per main building address for a total of 29 buildings.

Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
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Total: Bldg 13 - 12067-12077 **1,883.65** **4,894.38** **84,991.01** **6,124.55** **78,866.46**
Locust Ct - 6 plex

Bldg 24 - 12014-12022 Locust St - 5 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
886. Tear off, haul and dispose of comp. shingles - Laminated									
40.90 SQ	81.87	0.00	0.00	3,348.48	6/30 yrs	Avg.	NA	(0.00)	3,348.48
887. Laminated - comp. shingle rfg. - w/out felt									
47.33 SQ	400.00	637.94	0.00	19,569.94	6/30 yrs	Avg.	20%	(1,501.02)	18,068.92
15% waste is added for complex roof									
888. Remove Additional charge for high roof (2 stories or greater)									
37.90 SQ	7.20	0.00	0.00	272.88	6/NA	Avg.	NA	(0.00)	272.88
889. Additional charge for high roof (2 stories or greater)									
37.90 SQ	33.89	0.00	0.00	1,284.43	6/NA	Avg.	0%	(0.00)	1,284.43
890. Roofing felt - 15 lb.									
14.87 SQ	52.92	11.82	0.00	798.74	6/20 yrs	Avg.	30%	(41.71)	757.03
This estimate has removed felt from the areas in which IWS is to be installed.									
891. Ice & water barrier									
2,603.00 SF	2.45	110.63	0.00	6,487.98	6/30 yrs	Avg.	20%	(260.30)	6,227.68
IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.									
892. Asphalt starter - universal starter course									
479.75 LF	3.10	28.55	0.00	1,515.78	6/20 yrs	Avg.	30%	(100.75)	1,415.03
Asphalt starter applied on the eaves and the rakes.									
893. Hip / Ridge cap - Standard profile - composition shingles									
334.33 LF	8.11	87.24	0.00	2,798.66	6/30 yrs	Avg.	20%	(205.28)	2,593.38
894. Drip edge									
111.92 LF	3.91	11.04	0.00	448.65	6/35 yrs	Avg.	17.14%	(22.26)	426.39
Drip edge present on the rake. Will be damaged during shingle removal.									
895. Drip edge/gutter apron									
367.83 LF	4.02	40.02	0.00	1,518.70	6/35 yrs	Avg.	17.14%	(80.71)	1,437.99
Gutter apron present on the eave. Will be damaged during shingle removal.									
896. Access Off*									
40.90 EA	15.00	0.00	0.00	613.50	6/NA	Avg.	0%	(0.00)	613.50
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
897. Flashing - pipe jack									
10.00 EA	69.41	12.42	0.00	706.52	6/35 yrs	Avg.	17.14%	(25.05)	681.47
These will be damaged during shingle removal.									
898. Detach & Reset Roof vent - turtle type - Metal									
10.00 EA	101.83	0.83	0.00	1,019.13	0/35 yrs	Avg.	0%	(0.00)	1,019.13
899. R&R Furnace vent - rain cap and storm collar, 6"									
5.00 EA	118.50	18.62	0.00	611.12	6/25 yrs	Avg.	24%	(52.56)	558.56



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									
900. Step flashing									
116.67 LF	15.84	19.54	0.00	1,867.59	6/35 yrs	Avg.	17.14%	(39.40)	1,828.19
This will be damaged during shingle removal as it is interlaced between the shingles.									
901. Flashing - L flashing - galvanized									
43.58 LF	7.13	9.48	0.00	320.21	6/35 yrs	Avg.	17.14%	(19.13)	301.08
The headwall flashing is shingled over and will be damaged during shingle removal.									
902. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
903. Prime & paint roof jack									
10.00 EA	36.73	6.59	0.00	373.89	6/15 yrs	Avg.	40%	(31.00)	342.89
904. Prime & paint roof vent									
5.00 EA	36.73	3.29	0.00	186.94	6/15 yrs	Avg.	40%	(15.50)	171.44
this item includes paint for furnace caps only									
905. Commercial Supervision / Project Management - per hour									
9.35 HR	86.32	0.00	0.00	807.09	6/NA	Avg.	0%	(0.00)	807.09

Commercial Supervision

A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.

17.5 squares a day on a complex roof

Day is based off of an 8 hour day.

40.90 Square complex roof

40.90 squares / 17.5 squares a day = 2.33 days to complete

2.33 x 8 hour work day = 18.69 hours of supervision per roof

This amount has been reduced by half with the assumption 2 buildings can be completed per day.

906. R&R Sheathing - plywood - 1/2" CDX

0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
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sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.

Totals: Roof		998.34	0.00	45,132.08				2,394.67	42,737.41
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Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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CONTINUED - Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
907. R&R Gutter / downspout - aluminum - up to 5"									
367.83 LF	11.75	162.27	896.86	5,381.13	6/25 yrs	Avg.	24%	(458.17)	4,922.96
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters		162.27	896.86	5,381.13				458.17	4,922.96

Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Right elevations.									
Damaged screens can be found on the Front, Rear, Left and Right elevations.									
908. R&R Glazing bead - Vinyl									
40.00 LF	3.99	9.15	33.76	202.51	12/18 yrs	Avg.	66.67%	(71.73)	130.78
909. R&R Window screen, 1 - 9 SF									
34.00 EA	51.58	117.80	374.30	2,245.82	12/30 yrs	Avg.	40%	(554.34)	1,691.48
Damaged windows can be found on the front elevation.									
910. R&R Vinyl window, single hung, 9-12 sf									
2.00 EA	349.15	39.78	147.62	885.70	12/30 yrs	Avg.	40%	(187.21)	698.49
911. R&R Vinyl window, picture/fixed, 24-32 sf									
2.00 EA	549.88	66.12	233.16	1,399.04	12/30 yrs	Avg.	40%	(311.16)	1,087.88
912. Window blind - horizontal or vertical - Detach & reset									
4.00 EA	45.43	0.00	36.34	218.06	12/NA	Avg.	0%	(0.00)	218.06
913. R&R Trim board - 1" x 4" - installed (pine)									
76.00 LF	5.24	15.31	82.70	496.25	12/150 yrs	Avg.	8%	(14.41)	481.84
Remove and replace trim around window									
914. Siding Installer - per hour									
4.00 HR	145.50	0.00	116.40	698.40	12/NA	Avg.	0%	(0.00)	698.40
Allowance to cut back the siding for window removal and replacement									
915. Add. charge for a retrofit window, 12-23 sf - difficult									
2.00 EA	276.72	5.47	111.78	670.69	12/30 yrs	Avg.	40%	(25.74)	644.95
916. Add. charge for a retrofit window, 24-40 sf - difficult									
2.00 EA	359.55	8.73	145.56	873.39	12/30 yrs	Avg.	40%	(41.09)	832.30
917. Add on for "Low E" glass									
88.00 SF	5.47	40.92	104.46	626.74	12/30 yrs	Avg.	40%	(192.54)	434.20
918. Flashing - Sill flashing - moldable tape									
22.00 LF	8.78	5.12	39.66	237.94	12/30 yrs	Avg.	40%	(24.11)	213.83



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CONTINUED - Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
919. Caulking - silicone									
304.00 LF	4.57	8.53	279.56	1,677.37	12/5 yrs	Avg.	100% [M]	(100.32)	1,577.05
The perimeter for the window will be caulked 4 separate times									
1) around the rough framing/drywall to the window									
2) from the nailing fin to the OSB									
3) from the trim to the window									
4) from the siding to the trim									
920. Clean window unit (per side) 10 - 20 SF									
2.00 EA	23.94	0.00	9.58	57.46	12/NA	Avg.	0%	(0.00)	57.46
921. Clean window unit (per side) 21 - 40 SF									
2.00 EA	31.93	0.01	12.78	76.65	12/NA	Avg.	0%	(0.00)	76.65
Totals: Windows		316.94	1,727.66	10,366.02				1,522.65	8,843.37

Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
922. Clean with pressure/chemical spray									
2,618.00 SF	0.50	2.23	262.24	1,573.47	12/NA	Avg.	0%	(0.00)	1,573.47
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
923. Paint wood siding - 1 coat									
1,791.50 SF	1.99	47.21	722.46	4,334.76	12/15 yrs	Avg.	80%	(444.29)	3,890.47
924. Paint trim - one coat									
571.92 LF	1.02	5.35	117.76	706.47	12/15 yrs	Avg.	80%	(50.33)	656.14
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
925. Paint exterior fascia - 1 coat - wood, 4"- 6" wide									
239.88 LF	1.20	2.65	58.12	348.63	12/15 yrs	Avg.	80%	(24.95)	323.68
926. Paint exterior soffit - wood - 1 coat									
370.00 SF	1.53	8.49	114.92	689.51	12/15 yrs	Avg.	80%	(79.92)	609.59
927. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
928. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04



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CONTINUED - Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
929. Mask the surface area per square foot - plastic and tape - 4 mil									
575.50 SF	0.25	2.94	29.36	176.18	12/15 yrs	Avg.	80%	(27.62)	148.56
Masking openings									
930. Direct vent termination cap - galvanized									
5.00 EA	250.89	62.36	263.38	1,580.19	12/35 yrs	Avg.	34.29%	(251.54)	1,328.65
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									
Totals: Painting		131.23	1,668.22	10,009.05				878.65	9,130.40

ACs

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
931. Comb and straighten a/c condenser fins - with trip charge									
2.00 EA	249.48	0.00	99.80	598.76	12/NA	Avg.	0%	(0.00)	598.76
Totals: ACs		0.00	99.80	598.76				0.00	598.76

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
932. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
933. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
934. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
935. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									



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CONTINUED - General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
936. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									
937. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
938. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28
Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.									
Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade									
-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.									
4579.98 - total non roofing trade hours for the project									
x 15%									
=687.00- required supervision for non roofing trade hours.									
This total number equates to 23.69 hours per main building address for a total of 29 buildings.									
Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
Total: Bldg 24 - 12014-12022		1,610.39	4,950.98	74,837.51				5,254.14	69,583.37
Locust St - 5 plex									

Bldg 7-12024-12038 Locust St - 8 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
939. Tear off, haul and dispose of comp. shingles - Laminated									
66.86 SQ	81.87	0.00	0.00	5,473.83	6/30 yrs	Avg.	NA	(0.00)	5,473.83
940. Laminated - comp. shingle rfg. - w/out felt									
77.00 SQ	400.00	1,037.84	0.00	31,837.84	6/30 yrs	Avg.	20%	(2,441.98)	29,395.86
15% waste is added for complex roof									
941. Remove Additional charge for high roof (2 stories or greater)									
62.24 SQ	7.20	0.00	0.00	448.13	6/NA	Avg.	NA	(0.00)	448.13
942. Additional charge for high roof (2 stories or greater)									
62.24 SQ	33.89	0.00	0.00	2,109.31	6/NA	Avg.	0%	(0.00)	2,109.31
943. Roofing felt - 15 lb.									
22.03 SQ	52.92	17.51	0.00	1,183.34	6/20 yrs	Avg.	30%	(61.79)	1,121.55



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
This estimate has removed felt from the areas in which IWS is to be installed.									
944. Ice & water barrier									
4,483.00 SF	2.45	190.53	0.00	11,173.88	6/30 yrs	Avg.	20%	(448.30)	10,725.58
IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.									
945. Asphalt starter - universal starter course									
816.33 LF	3.10	48.57	0.00	2,579.19	6/20 yrs	Avg.	30%	(171.43)	2,407.76
Asphalt starter applied on the eaves and the rakes.									
946. Hip / Ridge cap - Standard profile - composition shingles									
420.42 LF	8.11	109.71	0.00	3,519.32	6/30 yrs	Avg.	20%	(258.14)	3,261.18
947. Drip edge									
138.33 LF	3.91	13.64	0.00	554.51	6/35 yrs	Avg.	17.14%	(27.51)	527.00
Drip edge present on the rake. Will be damaged during shingle removal.									
948. Drip edge/gutter apron									
678.00 LF	4.02	73.77	0.00	2,799.33	6/35 yrs	Avg.	17.14%	(148.77)	2,650.56
Gutter apron present on the eave. Will be damaged during shingle removal.									
949. Access Off*									
66.86 EA	15.00	0.00	0.00	1,002.90	6/NA	Avg.	0%	(0.00)	1,002.90
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
950. Flashing - pipe jack									
16.00 EA	69.41	19.87	0.00	1,130.43	6/35 yrs	Avg.	17.14%	(40.07)	1,090.36
These will be damaged during shingle removal.									
951. Detach & Reset Roof vent - turtle type - Metal									
14.00 EA	101.83	1.17	0.00	1,426.79	0/35 yrs	Avg.	0%	(0.00)	1,426.79
952. R&R Furnace vent - rain cap and storm collar, 6"									
8.00 EA	118.50	29.78	0.00	977.78	6/25 yrs	Avg.	24%	(84.10)	893.68
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									
953. Step flashing									
169.25 LF	15.84	28.34	0.00	2,709.26	6/35 yrs	Avg.	17.14%	(57.16)	2,652.10
This will be damaged during shingle removal as it is interlaced between the shingles.									
954. Flashing - L flashing - galvanized									
132.00 LF	7.13	28.72	0.00	969.88	6/35 yrs	Avg.	17.14%	(57.93)	911.95
The headwall flashing is shingled over and will be damaged during shingle removal.									
955. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
956. Prime & paint roof jack									
16.00 EA	36.73	10.54	0.00	598.22	6/15 yrs	Avg.	40%	(49.60)	548.62
957. Prime & paint roof vent									
8.00 EA	36.73	5.27	0.00	299.11	6/15 yrs	Avg.	40%	(24.80)	274.31



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
this item includes paint for furnace caps only									
958. Commercial Supervision / Project Management - per hour									
15.28 HR	86.32	0.00	0.00	1,318.97	6/NA	Avg.	0%	(0.00)	1,318.97
Commercial Supervision									

A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.

17.5 squares a day on a complex roof

Day is based off of an 8 hour day.

66.86 Square complex roof

66.86 squares / 17.5 squares a day = 3.82 days to complete

3.82 x 8 hour work day = 30.56 hours of supervision per roof

This amount has been reduced by half with the assumption 2 buildings can be completed per day.

959. R&R Sheathing - plywood - 1/2" CDX

0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
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sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.

Totals: Roof		1,615.59	0.00	72,693.87				3,871.58	68,822.29
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Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
960. R&R Gutter / downspout - aluminum - up to 5"									
678.00 LF	11.75	299.10	1,653.12	9,918.72	6/25 yrs	Avg.	24%	(844.52)	9,074.20
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters									
		299.10	1,653.12	9,918.72				844.52	9,074.20

Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Front and Right elevations.									
Damaged screens can be found on the Front, Rear, Left and Right elevations.									



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CONTINUED - Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
961. R&R Glazing bead - Vinyl									
140.00 LF	3.99	32.01	118.12	708.73	12/18 yrs	Avg.	66.67%	(251.07)	457.66
962. R&R Window screen, 1 - 9 SF									
47.00 EA	51.58	162.84	517.40	3,104.50	12/30 yrs	Avg.	40%	(766.29)	2,338.21
Damaged windows can be found on the Front elevations.									
963. R&R Vinyl window, single hung, 9-12 sf									
8.00 EA	349.15	159.13	590.46	3,542.79	12/30 yrs	Avg.	40%	(748.83)	2,793.96
964. R&R Vinyl window, picture/fixed, 24-32 sf									
1.00 EA	549.88	33.06	116.60	699.54	12/30 yrs	Avg.	40%	(155.58)	543.96
965. Window blind - horizontal or vertical - Detach & reset									
9.00 EA	45.43	0.00	81.78	490.65	12/NA	Avg.	0%	(0.00)	490.65
966. R&R Trim board - 1" x 4" - installed (pine)									
142.00 LF	5.24	28.61	154.54	927.23	12/150 yrs	Avg.	8%	(26.92)	900.31
Remove and replace trim around window									
967. Siding Installer - per hour									
9.00 HR	145.50	0.00	261.90	1,571.40	12/NA	Avg.	0%	(0.00)	1,571.40
Allowance to cut back the siding for window removal and replacement									
968. Add. charge for a retrofit window, 12-23 sf - difficult									
8.00 EA	276.72	21.88	447.14	2,682.78	12/30 yrs	Avg.	40%	(102.94)	2,579.84
969. Add. charge for a retrofit window, 24-40 sf - difficult									
1.00 EA	359.55	4.37	72.80	436.72	12/30 yrs	Avg.	40%	(20.54)	416.18
970. Add on for "Low E" glass									
128.00 SF	5.47	59.51	151.94	911.61	12/30 yrs	Avg.	40%	(280.06)	631.55
971. Flashing - Sill flashing - moldable tape									
128.00 LF	8.78	29.81	230.72	1,384.37	12/30 yrs	Avg.	40%	(140.29)	1,244.08
972. Caulking - silicone									
544.00 LF	4.57	15.26	500.28	3,001.62	12/5 yrs	Avg.	100% [M]	(179.52)	2,822.10
The perimeter for the window will be caulked 4 separate times									
1) around the rough framing/drywall to the window									
2) from the nailing fin to the OSB									
3) from the trim to the window									
4) from the siding to the trim									
973. Clean window unit (per side) 10 - 20 SF									
8.00 EA	23.94	0.01	38.30	229.83	12/NA	Avg.	0%	(0.00)	229.83
974. Clean window unit (per side) 21 - 40 SF									
1.00 EA	31.93	0.00	6.38	38.31	12/NA	Avg.	0%	(0.00)	38.31
Totals: Windows		546.49	3,288.36	19,730.08				2,672.04	17,058.04



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Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
975. Clean with pressure/chemical spray									
3,841.00 SF	0.50	3.26	384.76	2,308.52	12/NA	Avg.	0%	(0.00)	2,308.52
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
976. Paint wood siding - 1 coat									
2,566.00 SF	1.99	67.61	1,034.78	6,208.73	12/15 yrs	Avg.	80%	(636.37)	5,572.36
977. Paint trim - one coat									
872.63 LF	1.02	8.16	179.66	1,077.90	12/15 yrs	Avg.	80%	(76.79)	1,001.11
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
978. Paint exterior fascia - 1 coat - wood, 4" - 6" wide									
408.17 LF	1.20	4.51	98.86	593.17	12/15 yrs	Avg.	80%	(42.45)	550.72
979. Paint exterior soffit - wood - 1 coat									
570.50 SF	1.53	13.09	177.20	1,063.16	12/15 yrs	Avg.	80%	(123.23)	939.93
980. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
981. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
982. Mask the surface area per square foot - plastic and tape - 4 mil									
932.00 SF	0.25	4.75	47.56	285.31	12/15 yrs	Avg.	80%	(44.74)	240.57
Masking openings									
983. Direct vent termination cap - galvanized									
8.00 EA	250.89	99.78	421.38	2,528.28	12/35 yrs	Avg.	34.29%	(402.46)	2,125.82
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									
Totals: Painting		201.16	2,444.18	14,664.91				1,326.04	13,338.87

ACs

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
984. Comb and straighten a/c condenser fins - with trip charge									
2.00 EA	249.48	0.00	99.80	598.76	12/NA	Avg.	0%	(0.00)	598.76
Totals: ACs		0.00	99.80	598.76				0.00	598.76



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General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
985. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
986. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
987. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
988. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
989. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									
990. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
991. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28
Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.									

Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade

-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.

4579.98 - total non roofing trade hours for the project

x 15%

=687.00- required supervision for non roofing trade hours.

This total number equates to 23.69 hours per main building address for a total of 29 buildings.

Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
Total: Bldg 7-12024-12038		2,663.95	8,043.90	120,956.81				8,714.18	112,242.63
Locust St - 8 plex									

Bldg 25-12013-12021 Monaco St - 5 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
992. Tear off, haul and dispose of comp. shingles - Laminated									
40.90 SQ	81.87	0.00	0.00	3,348.48	6/30 yrs	Avg.	NA	(0.00)	3,348.48
993. Laminated - comp. shingle rfg. - w/out felt									
47.33 SQ	400.00	637.94	0.00	19,569.94	6/30 yrs	Avg.	20%	(1,501.02)	18,068.92
15% waste is added for complex roof									
994. Remove Additional charge for high roof (2 stories or greater)									
37.90 SQ	7.20	0.00	0.00	272.88	6/NA	Avg.	NA	(0.00)	272.88
995. Additional charge for high roof (2 stories or greater)									
37.90 SQ	33.89	0.00	0.00	1,284.43	6/NA	Avg.	0%	(0.00)	1,284.43
996. Roofing felt - 15 lb.									
14.87 SQ	52.92	11.82	0.00	798.74	6/20 yrs	Avg.	30%	(41.71)	757.03
This estimate has removed felt from the areas in which IWS is to be installed.									
997. Ice & water barrier									
2,603.00 SF	2.45	110.63	0.00	6,487.98	6/30 yrs	Avg.	20%	(260.30)	6,227.68
IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.									
998. Asphalt starter - universal starter course									
479.75 LF	3.10	28.55	0.00	1,515.78	6/20 yrs	Avg.	30%	(100.75)	1,415.03
Asphalt starter applied on the eaves and the rakes.									
999. Hip / Ridge cap - Standard profile - composition shingles									
334.33 LF	8.11	87.24	0.00	2,798.66	6/30 yrs	Avg.	20%	(205.28)	2,593.38
1,000. Drip edge									
111.92 LF	3.91	11.04	0.00	448.65	6/35 yrs	Avg.	17.14%	(22.26)	426.39
Drip edge present on the rake. Will be damaged during shingle removal.									
1,001. Drip edge/gutter apron									
367.83 LF	4.02	40.02	0.00	1,518.70	6/35 yrs	Avg.	17.14%	(80.71)	1,437.99
Gutter apron present on the eave. Will be damaged during shingle removal.									
1,002. Access Off*									
40.90 EA	15.00	0.00	0.00	613.50	6/NA	Avg.	0%	(0.00)	613.50
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
1,003. Flashing - pipe jack									
10.00 EA	69.41	12.42	0.00	706.52	6/35 yrs	Avg.	17.14%	(25.05)	681.47
These will be damaged during shingle removal.									
1,004. Detach & Reset Roof vent - turtle type - Metal									
10.00 EA	101.83	0.83	0.00	1,019.13	0/35 yrs	Avg.	0%	(0.00)	1,019.13
1,005. R&R Furnace vent - rain cap and storm collar, 6"									
5.00 EA	118.50	18.62	0.00	611.12	6/25 yrs	Avg.	24%	(52.56)	558.56
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,006. Step flashing									
116.67 LF	15.84	19.54	0.00	1,867.59	6/35 yrs	Avg.	17.14%	(39.40)	1,828.19
This will be damaged during shingle removal as it is interlaced between the shingles.									
1,007. Flashing - L flashing - galvanized									
43.58 LF	7.13	9.48	0.00	320.21	6/35 yrs	Avg.	17.14%	(19.13)	301.08
The headwall flashing is shingled over and will be damaged during shingle removal.									
1,008. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
1,009. Prime & paint roof jack									
10.00 EA	36.73	6.59	0.00	373.89	6/15 yrs	Avg.	40%	(31.00)	342.89
1,010. Prime & paint roof vent									
5.00 EA	36.73	3.29	0.00	186.94	6/15 yrs	Avg.	40%	(15.50)	171.44
this item includes paint for furnace caps only									
1,011. Commercial Supervision / Project Management - per hour									
9.35 HR	86.32	0.00	0.00	807.09	6/NA	Avg.	0%	(0.00)	807.09

Commercial Supervision

A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.

17.5 squares a day on a complex roof

Day is based off of an 8 hour day.

40.90 Square complex roof

40.90 squares / 17.5 squares a day = 2.33 days to complete

2.33 x 8 hour work day = 18.69 hours of supervision per roof

This amount has been reduced by half with the assumption 2 buildings can be completed per day.

1,012. R&R Sheathing - plywood - 1/2" CDX

0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
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sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.

Totals: Roof		998.34	0.00	45,132.08				2,394.67	42,737.41
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Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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CONTINUED - Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,013. R&R Gutter / downspout - aluminum - up to 5"									
367.83 LF	11.75	162.27	896.86	5,381.13	6/25 yrs	Avg.	24%	(458.17)	4,922.96
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters		162.27	896.86	5,381.13				458.17	4,922.96

Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Front and Rear elevations. Damaged screens can be found on the Front, Rear, Left and Right elevations.									
1,014. R&R Glazing bead - Vinyl									
288.00 LF	3.99	65.85	243.00	1,457.97	12/18 yrs	Avg.	66.67%	(516.48)	941.49
1,015. R&R Window screen, 1 - 9 SF									
37.00 EA	51.58	128.19	407.32	2,443.97	12/30 yrs	Avg.	40%	(603.25)	1,840.72
Totals: Windows		194.04	650.32	3,901.94				1,119.73	2,782.21

Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
1,016. Clean with pressure/chemical spray									
2,618.00 SF	0.50	2.23	262.24	1,573.47	12/NA	Avg.	0%	(0.00)	1,573.47
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
1,017. Paint wood siding - 1 coat									
1,791.50 SF	1.99	47.21	722.46	4,334.76	12/15 yrs	Avg.	80%	(444.29)	3,890.47
1,018. Paint trim - one coat									
571.92 LF	1.02	5.35	117.76	706.47	12/15 yrs	Avg.	80%	(50.33)	656.14
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
1,019. Paint exterior fascia - 1 coat - wood, 4" - 6" wide									
239.88 LF	1.20	2.65	58.12	348.63	12/15 yrs	Avg.	80%	(24.95)	323.68
1,020. Paint exterior soffit - wood - 1 coat									
370.00 SF	1.53	8.49	114.92	689.51	12/15 yrs	Avg.	80%	(79.92)	609.59

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CONTINUED - Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,021. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
1,022. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
1,023. Mask the surface area per square foot - plastic and tape - 4 mil									
575.50 SF	0.25	2.94	29.36	176.18	12/15 yrs	Avg.	80%	(27.62)	148.56
Masking openings									
1,024. Direct vent termination cap - galvanized									
5.00 EA	250.89	62.36	263.38	1,580.19	12/35 yrs	Avg.	34.29%	(251.54)	1,328.65
item serves as replacement of damaged wall vent for zero clearance gas fireplace.									
Totals: Painting		131.23	1,668.22	10,009.05				878.65	9,130.40

ACs

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,025. Comb and straighten a/c condenser fins - with trip charge									
1.00 EA	249.48	0.00	49.90	299.38	12/NA	Avg.	0%	(0.00)	299.38
Totals: ACs		0.00	49.90	299.38				0.00	299.38

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,026. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
1,027. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									



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CONTINUED - General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,028. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
1,029. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
1,030. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									
1,031. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
1,032. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28
Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.									
Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade									
-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.									
4579.98 - total non roofing trade hours for the project									
x 15%									
=687.00- required supervision for non roofing trade hours.									
This total number equates to 23.69 hours per main building address for a total of 29 buildings.									
Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
Total: Bldg 25-12013-12021 Monaco St - 5 plex		1,487.49	3,823.74	68,074.05				4,851.22	63,222.83

Bldg 8 - 12023-12037 Monaco St - 8 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,033. Tear off, haul and dispose of comp. shingles - Laminated									
66.86 SQ	81.87	0.00	0.00	5,473.83	6/30 yrs	Avg.	NA	(0.00)	5,473.83
1,034. Laminated - comp. shingle rfg. - w/out felt									
77.00 SQ	400.00	1,037.84	0.00	31,837.84	6/30 yrs	Avg.	20%	(2,441.98)	29,395.86
15% waste is added for complex roof									



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,035. Remove Additional charge for high roof (2 stories or greater)									
62.24 SQ	7.20	0.00	0.00	448.13	6/NA	Avg.	NA	(0.00)	448.13
1,036. Additional charge for high roof (2 stories or greater)									
62.24 SQ	33.89	0.00	0.00	2,109.31	6/NA	Avg.	0%	(0.00)	2,109.31
1,037. Roofing felt - 15 lb.									
22.03 SQ	52.92	17.51	0.00	1,183.34	6/20 yrs	Avg.	30%	(61.79)	1,121.55
This estimate has removed felt from the areas in which IWS is to be installed.									
1,038. Ice & water barrier									
4,483.00 SF	2.45	190.53	0.00	11,173.88	6/30 yrs	Avg.	20%	(448.30)	10,725.58
IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.									
1,039. Asphalt starter - universal starter course									
816.33 LF	3.10	48.57	0.00	2,579.19	6/20 yrs	Avg.	30%	(171.43)	2,407.76
Asphalt starter applied on the eaves and the rakes.									
1,040. Hip / Ridge cap - Standard profile - composition shingles									
420.42 LF	8.11	109.71	0.00	3,519.32	6/30 yrs	Avg.	20%	(258.14)	3,261.18
1,041. Drip edge									
138.33 LF	3.91	13.64	0.00	554.51	6/35 yrs	Avg.	17.14%	(27.51)	527.00
Drip edge present on the rake. Will be damaged during shingle removal.									
1,042. Drip edge/gutter apron									
678.00 LF	4.02	73.77	0.00	2,799.33	6/35 yrs	Avg.	17.14%	(148.77)	2,650.56
Gutter apron present on the eave. Will be damaged during shingle removal.									
1,043. Access Off*									
66.86 EA	15.00	0.00	0.00	1,002.90	6/NA	Avg.	0%	(0.00)	1,002.90
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
1,044. Flashing - pipe jack									
16.00 EA	69.41	19.87	0.00	1,130.43	6/35 yrs	Avg.	17.14%	(40.07)	1,090.36
These will be damaged during shingle removal.									
1,045. Detach & Reset Roof vent - turtle type - Metal									
14.00 EA	101.83	1.17	0.00	1,426.79	0/35 yrs	Avg.	0%	(0.00)	1,426.79
1,046. R&R Furnace vent - rain cap and storm collar, 6"									
8.00 EA	118.50	29.78	0.00	977.78	6/25 yrs	Avg.	24%	(84.10)	893.68
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									
1,047. Step flashing									
169.25 LF	15.84	28.34	0.00	2,709.26	6/35 yrs	Avg.	17.14%	(57.16)	2,652.10
This will be damaged during shingle removal as it is interlaced between the shingles.									
1,048. Flashing - L flashing - galvanized									
132.00 LF	7.13	28.72	0.00	969.88	6/35 yrs	Avg.	17.14%	(57.93)	911.95
The headwall flashing is shingled over and will be damaged during shingle removal.									



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,049. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
1,050. Prime & paint roof jack									
16.00 EA	36.73	10.54	0.00	598.22	6/15 yrs	Avg.	40%	(49.60)	548.62
1,051. Prime & paint roof vent									
8.00 EA	36.73	5.27	0.00	299.11	6/15 yrs	Avg.	40%	(24.80)	274.31
this item includes paint for furnace caps only									
1,052. Commercial Supervision / Project Management - per hour									
15.28 HR	86.32	0.00	0.00	1,318.97	6/NA	Avg.	0%	(0.00)	1,318.97

Commercial Supervision

A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.

17.5 squares a day on a complex roof

Day is based off of an 8 hour day.

66.86 Square complex roof

66.86 squares / 17.5 squares a day = 3.82 days to complete

3.82 x 8 hour work day = 30.56 hours of supervision per roof

This amount has been reduced by half with the assumption 2 buildings can be completed per day.

1,053. R&R Sheathing - plywood - 1/2" CDX

0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
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sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.

Totals: Roof		1,615.59	0.00	72,693.87				3,871.58	68,822.29
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Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,054. R&R Gutter / downspout - aluminum - up to 5"									
678.00 LF	11.75	299.10	1,653.12	9,918.72	6/25 yrs	Avg.	24%	(844.52)	9,074.20
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters		299.10	1,653.12	9,918.72				844.52	9,074.20



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Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Front and Rear elevations.									
Damaged screens can be found on the Front, Rear, Left and Right elevations.									
1,055. R&R Glazing bead - Vinyl									
411.00 LF	3.99	93.98	346.78	2,080.65	12/18 yrs	Avg.	66.67%	(737.06)	1,343.59
1,056. R&R Window screen, 1 - 9 SF									
58.00 EA	51.58	200.95	638.54	3,831.13	12/30 yrs	Avg.	40%	(945.63)	2,885.50
Totals: Windows		294.93	985.32	5,911.78				1,682.69	4,229.09

Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
1,057. Clean with pressure/chemical spray									
3,841.00	SF	0.50	3.26	384.76	2,308.52	12/NA	Avg. 0%	(0.00)	2,308.52
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
1,058. Paint wood siding - 1 coat									
2,566.00	SF	1.99	67.61	1,034.78	6,208.73	12/15 yrs	Avg. 80%	(636.37)	5,572.36
1,059. Paint trim - one coat									
872.63	LF	1.02	8.16	179.66	1,077.90	12/15 yrs	Avg. 80%	(76.79)	1,001.11
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
1,060. Paint exterior fascia - 1 coat - wood, 4"- 6" wide									
408.17	LF	1.20	4.51	98.86	593.17	12/15 yrs	Avg. 80%	(42.45)	550.72
1,061. Paint exterior soffit - wood - 1 coat									
570.50	SF	1.53	13.09	177.20	1,063.16	12/15 yrs	Avg. 80%	(123.23)	939.93
1,062. Painter - per hour									
6.00	HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg. 80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
1,063. Painter - per hour									
1.00	HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg. 80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
1,064. Mask the surface area per square foot - plastic and tape - 4 mil									
932.00	SF	0.25	4.75	47.56	285.31	12/15 yrs	Avg. 80%	(44.74)	240.57
Masking openings									
1,065. Direct vent termination cap - galvanized									
8.00	EA	250.89	99.78	421.38	2,528.28	12/35 yrs	Avg. 34.29%	(402.46)	2,125.82
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									



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CONTINUED - Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Painting		201.16	2,444.18	14,664.91				1,326.04	13,338.87

ACs

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,066. Comb and straighten a/c condenser fins - with trip charge									
3.00 EA	249.48	0.00	149.68	898.12	12/NA	Avg.	0%	(0.00)	898.12
Totals: ACs		0.00	149.68	898.12				0.00	898.12

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,067. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
1,068. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
1,069. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
1,070. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
1,071. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									
1,072. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
1,073. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28



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CONTINUED - General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.

Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade

-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.

4579.98 - total non roofing trade hours for the project

x 15%

=687.00- required supervision for non roofing trade hours.

This total number equates to 23.69 hours per main building address for a total of 29 buildings.

Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
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Total: Bldg 8 - 12023-12037		2,412.39	5,790.74	107,437.87				7,724.83	99,713.04
Monaco St - 8 plex									

Bldg 26 - 12060-12068 Locust Ct - 5 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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1,074. Tear off, haul and dispose of comp. shingles - Laminated

40.90 SQ	81.87	0.00	0.00	3,348.48	6/30 yrs	Avg.	NA	(0.00)	3,348.48
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1,075. Laminated - comp. shingle rfg. - w/out felt

47.33 SQ	400.00	637.94	0.00	19,569.94	6/30 yrs	Avg.	20%	(1,501.02)	18,068.92
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15% waste is added for complex roof

1,076. Remove Additional charge for high roof (2 stories or greater)

37.90 SQ	7.20	0.00	0.00	272.88	6/NA	Avg.	NA	(0.00)	272.88
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1,077. Additional charge for high roof (2 stories or greater)

37.90 SQ	33.89	0.00	0.00	1,284.43	6/NA	Avg.	0%	(0.00)	1,284.43
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1,078. Roofing felt - 15 lb.

14.87 SQ	52.92	11.82	0.00	798.74	6/20 yrs	Avg.	30%	(41.71)	757.03
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This estimate has removed felt from the areas in which IWS is to be installed.

1,079. Ice & water barrier

2,603.00 SF	2.45	110.63	0.00	6,487.98	6/30 yrs	Avg.	20%	(260.30)	6,227.68
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IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.

1,080. Asphalt starter - universal starter course

479.75 LF	3.10	28.55	0.00	1,515.78	6/20 yrs	Avg.	30%	(100.75)	1,415.03
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Asphalt starter applied on the eaves and the rakes.



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,081. Hip / Ridge cap - Standard profile - composition shingles									
334.33 LF	8.11	87.24	0.00	2,798.66	6/30 yrs	Avg.	20%	(205.28)	2,593.38
1,082. Drip edge									
111.92 LF	3.91	11.04	0.00	448.65	6/35 yrs	Avg.	17.14%	(22.26)	426.39
Drip edge present on the rake. Will be damaged during shingle removal.									
1,083. Drip edge/gutter apron									
367.83 LF	4.02	40.02	0.00	1,518.70	6/35 yrs	Avg.	17.14%	(80.71)	1,437.99
Gutter apron present on the eave. Will be damaged during shingle removal.									
1,084. Access Off*									
40.90 EA	15.00	0.00	0.00	613.50	6/NA	Avg.	0%	(0.00)	613.50
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
1,085. Flashing - pipe jack									
10.00 EA	69.41	12.42	0.00	706.52	6/35 yrs	Avg.	17.14%	(25.05)	681.47
These will be damaged during shingle removal.									
1,086. Detach & Reset Roof vent - turtle type - Metal									
10.00 EA	101.83	0.83	0.00	1,019.13	0/35 yrs	Avg.	0%	(0.00)	1,019.13
1,087. R&R Furnace vent - rain cap and storm collar, 6"									
5.00 EA	118.50	18.62	0.00	611.12	6/25 yrs	Avg.	24%	(52.56)	558.56
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									
1,088. Step flashing									
116.67 LF	15.84	19.54	0.00	1,867.59	6/35 yrs	Avg.	17.14%	(39.40)	1,828.19
This will be damaged during shingle removal as it is interlaced between the shingles.									
1,089. Flashing - L flashing - galvanized									
43.58 LF	7.13	9.48	0.00	320.21	6/35 yrs	Avg.	17.14%	(19.13)	301.08
The headwall flashing is shingled over and will be damaged during shingle removal.									
1,090. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
1,091. Prime & paint roof jack									
10.00 EA	36.73	6.59	0.00	373.89	6/15 yrs	Avg.	40%	(31.00)	342.89
1,092. Prime & paint roof vent									
5.00 EA	36.73	3.29	0.00	186.94	6/15 yrs	Avg.	40%	(15.50)	171.44
this item includes paint for furnace caps only									
1,093. Commercial Supervision / Project Management - per hour									
9.35 HR	86.32	0.00	0.00	807.09	6/NA	Avg.	0%	(0.00)	807.09



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Commercial Supervision									
A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.									
17.5 squares a day on a complex roof									
Day is based off of an 8 hour day.									
40.90 Square complex roof									
40.90 squares / 17.5 squares a day = 2.33 days to complete									
2.33 x 8 hour work day = 18.69 hours of supervision per roof									
This amount has been reduced by half with the assumption 2 buildings can be completed per day.									
1,094. R&R Sheathing - plywood - 1/2" CDX									
0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.									
Totals: Roof		998.34	0.00	45,132.08				2,394.67	42,737.41

Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,095. R&R Gutter / downspout - aluminum - up to 5"									
367.83 LF	11.75	162.27	896.86	5,381.13	6/25 yrs	Avg.	24%	(458.17)	4,922.96
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters		162.27	896.86	5,381.13				458.17	4,922.96

Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Front and Rear elevations.									
Damaged screens can be found on the Front, Rear, Left and Right elevations.									
1,096. R&R Glazing bead - Vinyl									
234.00 LF	3.99	53.50	197.42	1,184.58	12/18 yrs	Avg.	66.67%	(419.64)	764.94



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CONTINUED - Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,097. R&R Window screen, 1 - 9 SF									
37.00 EA	51.58	128.19	407.32	2,443.97	12/30 yrs	Avg.	40%	(603.25)	1,840.72
Totals: Windows		181.69	604.74	3,628.55				1,022.89	2,605.66

Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
1,098. Clean with pressure/chemical spray									
2,618.00 SF	0.50	2.23	262.24	1,573.47	12/NA	Avg.	0%	(0.00)	1,573.47
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
1,099. Paint wood siding - 1 coat									
1,791.50 SF	1.99	47.21	722.46	4,334.76	12/15 yrs	Avg.	80%	(444.29)	3,890.47
1,100. Paint trim - one coat									
571.92 LF	1.02	5.35	117.76	706.47	12/15 yrs	Avg.	80%	(50.33)	656.14
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
1,101. Paint exterior fascia - 1 coat - wood, 4" - 6" wide									
239.88 LF	1.20	2.65	58.12	348.63	12/15 yrs	Avg.	80%	(24.95)	323.68
1,102. Paint exterior soffit - wood - 1 coat									
370.00 SF	1.53	8.49	114.92	689.51	12/15 yrs	Avg.	80%	(79.92)	609.59
1,103. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
1,104. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
1,105. Mask the surface area per square foot - plastic and tape - 4 mil									
575.50 SF	0.25	2.94	29.36	176.18	12/15 yrs	Avg.	80%	(27.62)	148.56
Masking openings									
1,106. Direct vent termination cap - galvanized									
5.00 EA	250.89	62.36	263.38	1,580.19	12/35 yrs	Avg.	34.29%	(251.54)	1,328.65
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									



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CONTINUED - Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Painting		131.23	1,668.22	10,009.05				878.65	9,130.40

ACs

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,107. Comb and straighten a/c condenser fins - with trip charge									
1.00 EA	249.48	0.00	49.90	299.38	12/NA	Avg.	0%	(0.00)	299.38
Totals: ACs		0.00	49.90	299.38				0.00	299.38

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,108. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
1,109. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
1,110. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
1,111. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
1,112. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									
1,113. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
1,114. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28



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CONTINUED - General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.

Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade

-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.

4579.98 - total non roofing trade hours for the project

x 15%

=687.00- required supervision for non roofing trade hours.

This total number equates to 23.69 hours per main building address for a total of 29 buildings.

Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
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Total: Bldg 26 - 12060-12068		1,475.14	3,778.16	67,800.66				4,754.38	63,046.28
Locust Ct - 5 plex									

Bldg 27 - 12070-12078 Locust Ct - 5 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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1,115. Tear off, haul and dispose of comp. shingles - Laminated

40.90 SQ	81.87	0.00	0.00	3,348.48	6/30 yrs	Avg.	NA	(0.00)	3,348.48
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1,116. Laminated - comp. shingle rfg. - w/out felt

47.33 SQ	400.00	637.94	0.00	19,569.94	6/30 yrs	Avg.	20%	(1,501.02)	18,068.92
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15% waste is added for complex roof

1,117. Remove Additional charge for high roof (2 stories or greater)

37.90 SQ	7.20	0.00	0.00	272.88	6/NA	Avg.	NA	(0.00)	272.88
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1,118. Additional charge for high roof (2 stories or greater)

37.90 SQ	33.89	0.00	0.00	1,284.43	6/NA	Avg.	0%	(0.00)	1,284.43
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1,119. Roofing felt - 15 lb.

14.87 SQ	52.92	11.82	0.00	798.74	6/20 yrs	Avg.	30%	(41.71)	757.03
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This estimate has removed felt from the areas in which IWS is to be installed.

1,120. Ice & water barrier

2,603.00 SF	2.45	110.63	0.00	6,487.98	6/30 yrs	Avg.	20%	(260.30)	6,227.68
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IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.

1,121. Asphalt starter - universal starter course

479.75 LF	3.10	28.55	0.00	1,515.78	6/20 yrs	Avg.	30%	(100.75)	1,415.03
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Asphalt starter applied on the eaves and the rakes.



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,122. Hip / Ridge cap - Standard profile - composition shingles									
334.33 LF	8.11	87.24	0.00	2,798.66	6/30 yrs	Avg.	20%	(205.28)	2,593.38
1,123. Drip edge									
111.92 LF	3.91	11.04	0.00	448.65	6/35 yrs	Avg.	17.14%	(22.26)	426.39
Drip edge present on the rake. Will be damaged during shingle removal.									
1,124. Drip edge/gutter apron									
367.83 LF	4.02	40.02	0.00	1,518.70	6/35 yrs	Avg.	17.14%	(80.71)	1,437.99
Gutter apron present on the eave. Will be damaged during shingle removal.									
1,125. Access Off*									
40.90 EA	15.00	0.00	0.00	613.50	6/NA	Avg.	0%	(0.00)	613.50
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
1,126. Flashing - pipe jack									
10.00 EA	69.41	12.42	0.00	706.52	6/35 yrs	Avg.	17.14%	(25.05)	681.47
These will be damaged during shingle removal.									
1,127. Detach & Reset Roof vent - turtle type - Metal									
10.00 EA	101.83	0.83	0.00	1,019.13	0/35 yrs	Avg.	0%	(0.00)	1,019.13
1,128. R&R Furnace vent - rain cap and storm collar, 6"									
5.00 EA	118.50	18.62	0.00	611.12	6/25 yrs	Avg.	24%	(52.56)	558.56
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									
1,129. Step flashing									
116.67 LF	15.84	19.54	0.00	1,867.59	6/35 yrs	Avg.	17.14%	(39.40)	1,828.19
This will be damaged during shingle removal as it is interlaced between the shingles.									
1,130. Flashing - L flashing - galvanized									
43.58 LF	7.13	9.48	0.00	320.21	6/35 yrs	Avg.	17.14%	(19.13)	301.08
The headwall flashing is shingled over and will be damaged during shingle removal.									
1,131. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
1,132. Prime & paint roof jack									
10.00 EA	36.73	6.59	0.00	373.89	6/15 yrs	Avg.	40%	(31.00)	342.89
1,133. Prime & paint roof vent									
5.00 EA	36.73	3.29	0.00	186.94	6/15 yrs	Avg.	40%	(15.50)	171.44
this item includes paint for furnace caps only									
1,134. Commercial Supervision / Project Management - per hour									
9.35 HR	86.32	0.00	0.00	807.09	6/NA	Avg.	0%	(0.00)	807.09



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Commercial Supervision									
A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.									
17.5 squares a day on a complex roof									
Day is based off of an 8 hour day.									
40.90 Square complex roof									
40.90 squares / 17.5 squares a day = 2.33 days to complete									
2.33 x 8 hour work day = 18.69 hours of supervision per roof									
This amount has been reduced by half with the assumption 2 buildings can be completed per day.									
1,135. R&R Sheathing - plywood - 1/2" CDX									
0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.									
Totals: Roof		998.34	0.00	45,132.08				2,394.67	42,737.41

Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,136. R&R Gutter / downspout - aluminum - up to 5"									
367.83 LF	11.75	162.27	896.86	5,381.13	6/25 yrs	Avg.	24%	(458.17)	4,922.96
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters		162.27	896.86	5,381.13				458.17	4,922.96

Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Front, Right and Rear elevations.									
Damaged screens can be found on the Front, Rear, Left and Right elevations.									
1,137. R&R Glazing bead - Vinyl									
271.00 LF	3.99	61.96	228.66	1,371.91	12/18 yrs	Avg.	66.67%	(485.99)	885.92



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CONTINUED - Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,138. R&R Window screen, 1 - 9 SF									
38.00 EA	51.58	131.65	418.36	2,510.05	12/30 yrs	Avg.	40%	(619.55)	1,890.50
Totals: Windows		193.61	647.02	3,881.96				1,105.54	2,776.42

Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
1,139. Clean with pressure/chemical spray									
2,618.00 SF	0.50	2.23	262.24	1,573.47	12/NA	Avg.	0%	(0.00)	1,573.47
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
1,140. Paint wood siding - 1 coat									
1,791.50 SF	1.99	47.21	722.46	4,334.76	12/15 yrs	Avg.	80%	(444.29)	3,890.47
1,141. Paint trim - one coat									
571.92 LF	1.02	5.35	117.76	706.47	12/15 yrs	Avg.	80%	(50.33)	656.14
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
1,142. Paint exterior fascia - 1 coat - wood, 4" - 6" wide									
239.88 LF	1.20	2.65	58.12	348.63	12/15 yrs	Avg.	80%	(24.95)	323.68
1,143. Paint exterior soffit - wood - 1 coat									
370.00 SF	1.53	8.49	114.92	689.51	12/15 yrs	Avg.	80%	(79.92)	609.59
1,144. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
1,145. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
1,146. Mask the surface area per square foot - plastic and tape - 4 mil									
575.50 SF	0.25	2.94	29.36	176.18	12/15 yrs	Avg.	80%	(27.62)	148.56
Masking openings									
1,147. Direct vent termination cap - galvanized									
5.00 EA	250.89	62.36	263.38	1,580.19	12/35 yrs	Avg.	34.29%	(251.54)	1,328.65
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									



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CONTINUED - Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Painting		131.23	1,668.22	10,009.05				878.65	9,130.40

ACs

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,148. Comb and straighten a/c condenser fins - with trip charge									
3.00 EA	249.48	0.00	149.68	898.12	12/NA	Avg.	0%	(0.00)	898.12
Totals: ACs		0.00	149.68	898.12				0.00	898.12

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,149. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
1,150. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
1,151. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
1,152. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
1,153. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									
1,154. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
1,155. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28



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CONTINUED - General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.

Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade

-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.

4579.98 - total non roofing trade hours for the project

x 15%

=687.00- required supervision for non roofing trade hours.

This total number equates to 23.69 hours per main building address for a total of 29 buildings.

Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
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Total: Bldg 27 - 12070-12078		1,487.06	3,920.22	68,652.81				4,837.03	63,815.78
Locust Ct - 5 plex									

Bldg 11 - 12061-12075 Monaco Ct - 8 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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1,156. Tear off, haul and dispose of comp. shingles - Laminated

66.86 SQ 81.87 0.00 0.00 5,473.83 6/30 yrs Avg. NA (0.00) 5,473.83

1,157. Laminated - comp. shingle rfg. - w/out felt

77.00 SQ 400.00 1,037.84 0.00 31,837.84 6/30 yrs Avg. 20% (2,441.98) 29,395.86

15% waste is added for complex roof

1,158. Remove Additional charge for high roof (2 stories or greater)

62.24 SQ 7.20 0.00 0.00 448.13 6/NA Avg. NA (0.00) 448.13

1,159. Additional charge for high roof (2 stories or greater)

62.24 SQ 33.89 0.00 0.00 2,109.31 6/NA Avg. 0% (0.00) 2,109.31

1,160. Roofing felt - 15 lb.

22.03 SQ 52.92 17.51 0.00 1,183.34 6/20 yrs Avg. 30% (61.79) 1,121.55

This estimate has removed felt from the areas in which IWS is to be installed.

1,161. Ice & water barrier

4,483.00 SF 2.45 190.53 0.00 11,173.88 6/30 yrs Avg. 20% (448.30) 10,725.58

IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.

1,162. Asphalt starter - universal starter course

816.33 LF 3.10 48.57 0.00 2,579.19 6/20 yrs Avg. 30% (171.43) 2,407.76

Asphalt starter applied on the eaves and the rakes.



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,163. Hip / Ridge cap - Standard profile - composition shingles									
420.42 LF	8.11	109.71	0.00	3,519.32	6/30 yrs	Avg.	20%	(258.14)	3,261.18
1,164. Drip edge									
138.33 LF	3.91	13.64	0.00	554.51	6/35 yrs	Avg.	17.14%	(27.51)	527.00
Drip edge present on the rake. Will be damaged during shingle removal.									
1,165. Drip edge/gutter apron									
678.00 LF	4.02	73.77	0.00	2,799.33	6/35 yrs	Avg.	17.14%	(148.77)	2,650.56
Gutter apron present on the eave. Will be damaged during shingle removal.									
1,166. Access Off*									
66.86 EA	15.00	0.00	0.00	1,002.90	6/NA	Avg.	0%	(0.00)	1,002.90
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
1,167. Flashing - pipe jack									
16.00 EA	69.41	19.87	0.00	1,130.43	6/35 yrs	Avg.	17.14%	(40.07)	1,090.36
These will be damaged during shingle removal.									
1,168. Detach & Reset Roof vent - turtle type - Metal									
14.00 EA	101.83	1.17	0.00	1,426.79	0/35 yrs	Avg.	0%	(0.00)	1,426.79
1,169. R&R Furnace vent - rain cap and storm collar, 6"									
8.00 EA	118.50	29.78	0.00	977.78	6/25 yrs	Avg.	24%	(84.10)	893.68
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									
1,170. Step flashing									
169.25 LF	15.84	28.34	0.00	2,709.26	6/35 yrs	Avg.	17.14%	(57.16)	2,652.10
This will be damaged during shingle removal as it is interlaced between the shingles.									
1,171. Flashing - L flashing - galvanized									
132.00 LF	7.13	28.72	0.00	969.88	6/35 yrs	Avg.	17.14%	(57.93)	911.95
The headwall flashing is shingled over and will be damaged during shingle removal.									
1,172. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
1,173. Prime & paint roof jack									
16.00 EA	36.73	10.54	0.00	598.22	6/15 yrs	Avg.	40%	(49.60)	548.62
1,174. Prime & paint roof vent									
8.00 EA	36.73	5.27	0.00	299.11	6/15 yrs	Avg.	40%	(24.80)	274.31
this item includes paint for furnace caps only									
1,175. Commercial Supervision / Project Management - per hour									
15.28 HR	86.32	0.00	0.00	1,318.97	6/NA	Avg.	0%	(0.00)	1,318.97



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Commercial Supervision									
A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.									
17.5 squares a day on a complex roof									
Day is based off of an 8 hour day.									
66.86 Square complex roof									
66.86 squares / 17.5 squares a day = 3.82 days to complete									
3.82 x 8 hour work day = 30.56 hours of supervision per roof									
This amount has been reduced by half with the assumption 2 buildings can be completed per day.									
1,176. R&R Sheathing - plywood - 1/2" CDX									
0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.									
Totals: Roof		1,615.59	0.00	72,693.87				3,871.58	68,822.29

Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,177. R&R Gutter / downspout - aluminum - up to 5"									
678.00 LF	11.75	299.10	1,653.12	9,918.72	6/25 yrs	Avg.	24%	(844.52)	9,074.20
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters		299.10	1,653.12	9,918.72				844.52	9,074.20

Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Front and Rear elevations.									
Damaged screens can be found on the Front, Rear and Right elevations.									
1,178. R&R Glazing bead - Vinyl									
378.00 LF	3.99	86.43	318.92	1,913.57	12/18 yrs	Avg.	66.67%	(677.88)	1,235.69



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CONTINUED - Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,179. R&R Window screen, 1 - 9 SF									
51.00 EA	51.58	176.69	561.46	3,368.73	12/30 yrs	Avg.	40%	(831.50)	2,537.23
Totals: Windows		263.12	880.38	5,282.30				1,509.38	3,772.92

Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
1,180. Clean with pressure/chemical spray									
3,841.00 SF	0.50	3.26	384.76	2,308.52	12/NA	Avg.	0%	(0.00)	2,308.52
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
1,181. Paint wood siding - 1 coat									
2,566.00 SF	1.99	67.61	1,034.78	6,208.73	12/15 yrs	Avg.	80%	(636.37)	5,572.36
1,182. Paint trim - one coat									
872.63 LF	1.02	8.16	179.66	1,077.90	12/15 yrs	Avg.	80%	(76.79)	1,001.11
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
1,183. Paint exterior fascia - 1 coat - wood, 4" - 6" wide									
408.17 LF	1.20	4.51	98.86	593.17	12/15 yrs	Avg.	80%	(42.45)	550.72
1,184. Paint exterior soffit - wood - 1 coat									
570.50 SF	1.53	13.09	177.20	1,063.16	12/15 yrs	Avg.	80%	(123.23)	939.93
1,185. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
1,186. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
1,187. Mask the surface area per square foot - plastic and tape - 4 mil									
932.00 SF	0.25	4.75	47.56	285.31	12/15 yrs	Avg.	80%	(44.74)	240.57
Masking openings									
1,188. Direct vent termination cap - galvanized									
8.00 EA	250.89	99.78	421.38	2,528.28	12/35 yrs	Avg.	34.29%	(402.46)	2,125.82
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									

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CONTINUED - Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Painting		201.16	2,444.18	14,664.91				1,326.04	13,338.87

ACs

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,189.	Comb and straighten a/c condenser fins - with trip charge								
2.00	EA	249.48	0.00	99.80	598.76	12/NA	Avg.	0%	(0.00) 598.76
Totals: ACs		0.00	99.80	598.76				0.00	598.76

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,190.	Temporary toilet (per month)								
0.14	MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00) 34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
1,191.	Job-site cargo/storage container - 20' long (per month)								
0.14	MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00) 23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
1,192.	Job-site cargo container - pick up/del. (each way) 16'-40'								
0.07	EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00) 10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
1,193.	Padlock and hasp								
0.03	EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00) 1.62
for storage container									
1,194.	Telehandler/forklift and operator								
1.00	HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00) 162.10
allowance for 1 hour per building to drop needed materials off at each location.									
1,195.	Dumpster load - Approx. 20 yards, 4 tons of debris								
1.00	EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00) 623.40
1,196.	Commercial Supervision / Project Management - per hour								
23.69	HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00) 2,494.28



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CONTINUED - General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.

Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade

-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.

4579.98 - total non roofing trade hours for the project

x 15%

=687.00- required supervision for non roofing trade hours.

This total number equates to 23.69 hours per main building address for a total of 29 buildings.

Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
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Total: Bldg 11 - 12061-12075		2,380.58	5,635.92	106,509.03				7,551.52	98,957.51
Monaco Ct - 8 plex									

Bldg 9 - 12024-12036 Monaco St - 8 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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1,197. Tear off, haul and dispose of comp. shingles - Laminated

66.86 SQ	81.87	0.00	0.00	5,473.83	6/30 yrs	Avg.	NA	(0.00)	5,473.83
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1,198. Laminated - comp. shingle rfg. - w/out felt

77.00 SQ	400.00	1,037.84	0.00	31,837.84	6/30 yrs	Avg.	20%	(2,441.98)	29,395.86
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15% waste is added for complex roof

1,199. Remove Additional charge for high roof (2 stories or greater)

62.24 SQ	7.20	0.00	0.00	448.13	6/NA	Avg.	NA	(0.00)	448.13
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1,200. Additional charge for high roof (2 stories or greater)

62.24 SQ	33.89	0.00	0.00	2,109.31	6/NA	Avg.	0%	(0.00)	2,109.31
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1,201. Roofing felt - 15 lb.

22.03 SQ	52.92	17.51	0.00	1,183.34	6/20 yrs	Avg.	30%	(61.79)	1,121.55
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This estimate has removed felt from the areas in which IWS is to be installed.

1,202. Ice & water barrier

4,483.00 SF	2.45	190.53	0.00	11,173.88	6/30 yrs	Avg.	20%	(448.30)	10,725.58
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IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.

1,203. Asphalt starter - universal starter course

816.33 LF	3.10	48.57	0.00	2,579.19	6/20 yrs	Avg.	30%	(171.43)	2,407.76
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Asphalt starter applied on the eaves and the rakes.



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,204. Hip / Ridge cap - Standard profile - composition shingles									
420.42 LF	8.11	109.71	0.00	3,519.32	6/30 yrs	Avg.	20%	(258.14)	3,261.18
1,205. Drip edge									
138.33 LF	3.91	13.64	0.00	554.51	6/35 yrs	Avg.	17.14%	(27.51)	527.00
Drip edge present on the rake. Will be damaged during shingle removal.									
1,206. Drip edge/gutter apron									
678.00 LF	4.02	73.77	0.00	2,799.33	6/35 yrs	Avg.	17.14%	(148.77)	2,650.56
Gutter apron present on the eave. Will be damaged during shingle removal.									
1,207. Access Off*									
66.86 EA	15.00	0.00	0.00	1,002.90	6/NA	Avg.	0%	(0.00)	1,002.90
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
1,208. Flashing - pipe jack									
16.00 EA	69.41	19.87	0.00	1,130.43	6/35 yrs	Avg.	17.14%	(40.07)	1,090.36
These will be damaged during shingle removal.									
1,209. Detach & Reset Roof vent - turtle type - Metal									
14.00 EA	101.83	1.17	0.00	1,426.79	0/35 yrs	Avg.	0%	(0.00)	1,426.79
1,210. R&R Furnace vent - rain cap and storm collar, 6"									
8.00 EA	118.50	29.78	0.00	977.78	6/25 yrs	Avg.	24%	(84.10)	893.68
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									
1,211. Step flashing									
169.25 LF	15.84	28.34	0.00	2,709.26	6/35 yrs	Avg.	17.14%	(57.16)	2,652.10
This will be damaged during shingle removal as it is interlaced between the shingles.									
1,212. Flashing - L flashing - galvanized									
132.00 LF	7.13	28.72	0.00	969.88	6/35 yrs	Avg.	17.14%	(57.93)	911.95
The headwall flashing is shingled over and will be damaged during shingle removal.									
1,213. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
1,214. Prime & paint roof jack									
16.00 EA	36.73	10.54	0.00	598.22	6/15 yrs	Avg.	40%	(49.60)	548.62
1,215. Prime & paint roof vent									
8.00 EA	36.73	5.27	0.00	299.11	6/15 yrs	Avg.	40%	(24.80)	274.31
this item includes paint for furnace caps only									
1,216. Commercial Supervision / Project Management - per hour									
15.28 HR	86.32	0.00	0.00	1,318.97	6/NA	Avg.	0%	(0.00)	1,318.97



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Commercial Supervision									
A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.									
17.5 squares a day on a complex roof									
Day is based off of an 8 hour day.									
66.86 Square complex roof									
66.86 squares / 17.5 squares a day = 3.82 days to complete									
3.82 x 8 hour work day = 30.56 hours of supervision per roof									
This amount has been reduced by half with the assumption 2 buildings can be completed per day.									
1,217. R&R Sheathing - plywood - 1/2" CDX									
0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.									
Totals: Roof		1,615.59	0.00	72,693.87				3,871.58	68,822.29

Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,218. R&R Gutter / downspout - aluminum - up to 5"									
678.00 LF	11.75	299.10	1,653.12	9,918.72	6/25 yrs	Avg.	24%	(844.52)	9,074.20
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters		299.10	1,653.12	9,918.72				844.52	9,074.20

Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Front, Right and Rear elevations.									
Damaged screens can be found on the Front, Rear, Left and Right elevations.									
1,219. R&R Glazing bead - Vinyl									
529.00 LF	3.99	120.96	446.34	2,678.01	12/18 yrs	Avg.	66.67%	(948.67)	1,729.34



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CONTINUED - Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,220. R&R Window screen, 1 - 9 SF									
59.00 EA	51.58	204.41	649.52	3,897.15	12/30 yrs	Avg.	40%	(961.94)	2,935.21
Totals: Windows		325.37	1,095.86	6,575.16				1,910.61	4,664.55

Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
1,221. Clean with pressure/chemical spray									
3,841.00 SF	0.50	3.26	384.76	2,308.52	12/NA	Avg.	0%	(0.00)	2,308.52
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
1,222. Paint wood siding - 1 coat									
2,566.00 SF	1.99	67.61	1,034.78	6,208.73	12/15 yrs	Avg.	80%	(636.37)	5,572.36
1,223. Paint trim - one coat									
872.63 LF	1.02	8.16	179.66	1,077.90	12/15 yrs	Avg.	80%	(76.79)	1,001.11
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
1,224. Paint exterior fascia - 1 coat - wood, 4"- 6" wide									
408.17 LF	1.20	4.51	98.86	593.17	12/15 yrs	Avg.	80%	(42.45)	550.72
1,225. Paint exterior soffit - wood - 1 coat									
570.50 SF	1.53	13.09	177.20	1,063.16	12/15 yrs	Avg.	80%	(123.23)	939.93
1,226. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
1,227. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
1,228. Mask the surface area per square foot - plastic and tape - 4 mil									
932.00 SF	0.25	4.75	47.56	285.31	12/15 yrs	Avg.	80%	(44.74)	240.57
Masking openings									
1,229. Direct vent termination cap - galvanized									
8.00 EA	250.89	99.78	421.38	2,528.28	12/35 yrs	Avg.	34.29%	(402.46)	2,125.82
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									

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CONTINUED - Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Painting		201.16	2,444.18	14,664.91				1,326.04	13,338.87

ACs

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,230. Comb and straighten a/c condenser fins - with trip charge									
3.00 EA	249.48	0.00	149.68	898.12	12/NA	Avg.	0%	(0.00)	898.12
Totals: ACs		0.00	149.68	898.12				0.00	898.12

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,231. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
1,232. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
1,233. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
1,234. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
1,235. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									
1,236. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
1,237. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28



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CONTINUED - General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.

Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade

-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.

4579.98 - total non roofing trade hours for the project

x 15%

=687.00- required supervision for non roofing trade hours.

This total number equates to 23.69 hours per main building address for a total of 29 buildings.

Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
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Total: Bldg 9 - 12024-12036		2,442.83	5,901.28	108,101.25				7,952.75	100,148.50
Monaco St - 8 plex									

Bldg 10 - 12052-12066 Monaco Ct - 8 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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1,238. Tear off, haul and dispose of comp. shingles - Laminated

66.86 SQ	81.87	0.00	0.00	5,473.83	6/30 yrs	Avg.	NA	(0.00)	5,473.83
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1,239. Laminated - comp. shingle rfg. - w/out felt

77.00 SQ	400.00	1,037.84	0.00	31,837.84	6/30 yrs	Avg.	20%	(2,441.98)	29,395.86
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15% waste is added for complex roof

1,240. Remove Additional charge for high roof (2 stories or greater)

62.24 SQ	7.20	0.00	0.00	448.13	6/NA	Avg.	NA	(0.00)	448.13
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1,241. Additional charge for high roof (2 stories or greater)

62.24 SQ	33.89	0.00	0.00	2,109.31	6/NA	Avg.	0%	(0.00)	2,109.31
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1,242. Roofing felt - 15 lb.

22.03 SQ	52.92	17.51	0.00	1,183.34	6/20 yrs	Avg.	30%	(61.79)	1,121.55
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This estimate has removed felt from the areas in which IWS is to be installed.

1,243. Ice & water barrier

4,483.00 SF	2.45	190.53	0.00	11,173.88	6/30 yrs	Avg.	20%	(448.30)	10,725.58
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IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.

1,244. Asphalt starter - universal starter course

816.33 LF	3.10	48.57	0.00	2,579.19	6/20 yrs	Avg.	30%	(171.43)	2,407.76
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Asphalt starter applied on the eaves and the rakes.



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,245. Hip / Ridge cap - Standard profile - composition shingles									
420.42 LF	8.11	109.71	0.00	3,519.32	6/30 yrs	Avg.	20%	(258.14)	3,261.18
1,246. Drip edge									
138.33 LF	3.91	13.64	0.00	554.51	6/35 yrs	Avg.	17.14%	(27.51)	527.00
Drip edge present on the rake. Will be damaged during shingle removal.									
1,247. Drip edge/gutter apron									
678.00 LF	4.02	73.77	0.00	2,799.33	6/35 yrs	Avg.	17.14%	(148.77)	2,650.56
Gutter apron present on the eave. Will be damaged during shingle removal.									
1,248. Access Off*									
66.86 EA	15.00	0.00	0.00	1,002.90	6/NA	Avg.	0%	(0.00)	1,002.90
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
1,249. Flashing - pipe jack									
16.00 EA	69.41	19.87	0.00	1,130.43	6/35 yrs	Avg.	17.14%	(40.07)	1,090.36
These will be damaged during shingle removal.									
1,250. Detach & Reset Roof vent - turtle type - Metal									
14.00 EA	101.83	1.17	0.00	1,426.79	0/35 yrs	Avg.	0%	(0.00)	1,426.79
1,251. R&R Furnace vent - rain cap and storm collar, 6"									
8.00 EA	118.50	29.78	0.00	977.78	6/25 yrs	Avg.	24%	(84.10)	893.68
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									
1,252. Step flashing									
169.25 LF	15.84	28.34	0.00	2,709.26	6/35 yrs	Avg.	17.14%	(57.16)	2,652.10
This will be damaged during shingle removal as it is interlaced between the shingles.									
1,253. Flashing - L flashing - galvanized									
132.00 LF	7.13	28.72	0.00	969.88	6/35 yrs	Avg.	17.14%	(57.93)	911.95
The headwall flashing is shingled over and will be damaged during shingle removal.									
1,254. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
1,255. Prime & paint roof jack									
16.00 EA	36.73	10.54	0.00	598.22	6/15 yrs	Avg.	40%	(49.60)	548.62
1,256. Prime & paint roof vent									
8.00 EA	36.73	5.27	0.00	299.11	6/15 yrs	Avg.	40%	(24.80)	274.31
this item includes paint for furnace caps only									
1,257. Commercial Supervision / Project Management - per hour									
15.28 HR	86.32	0.00	0.00	1,318.97	6/NA	Avg.	0%	(0.00)	1,318.97



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Commercial Supervision									
A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.									
17.5 squares a day on a complex roof									
Day is based off of an 8 hour day.									
66.86 Square complex roof									
66.86 squares / 17.5 squares a day = 3.82 days to complete									
3.82 x 8 hour work day = 30.56 hours of supervision per roof									
This amount has been reduced by half with the assumption 2 buildings can be completed per day.									
1,258. R&R Sheathing - plywood - 1/2" CDX									
0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.									
Totals: Roof		1,615.59	0.00	72,693.87				3,871.58	68,822.29

Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,259. R&R Gutter / downspout - aluminum - up to 5"									
678.00 LF	11.75	299.10	1,653.12	9,918.72	6/25 yrs	Avg.	24%	(844.52)	9,074.20
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters		299.10	1,653.12	9,918.72				844.52	9,074.20

Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Front and Rear elevations.									
Damaged screens can be found on the Front, Rear, Left and Right elevations.									
1,260. R&R Glazing bead - Vinyl									
517.00 LF	3.99	118.21	436.20	2,617.24	12/18 yrs	Avg.	66.67%	(927.15)	1,690.09



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CONTINUED - Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,261. R&R Window screen, 1 - 9 SF									
57.00 EA	51.58	197.48	627.50	3,765.04	12/30 yrs	Avg.	40%	(929.33)	2,835.71
Totals: Windows		315.69	1,063.70	6,382.28				1,856.48	4,525.80

Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
1,262. Clean with pressure/chemical spray									
3,841.00 SF	0.50	3.26	384.76	2,308.52	12/NA	Avg.	0%	(0.00)	2,308.52
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
1,263. Paint wood siding - 1 coat									
2,566.00 SF	1.99	67.61	1,034.78	6,208.73	12/15 yrs	Avg.	80%	(636.37)	5,572.36
1,264. Paint trim - one coat									
872.63 LF	1.02	8.16	179.66	1,077.90	12/15 yrs	Avg.	80%	(76.79)	1,001.11
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
1,265. Paint exterior fascia - 1 coat - wood, 4" - 6" wide									
408.17 LF	1.20	4.51	98.86	593.17	12/15 yrs	Avg.	80%	(42.45)	550.72
1,266. Paint exterior soffit - wood - 1 coat									
570.50 SF	1.53	13.09	177.20	1,063.16	12/15 yrs	Avg.	80%	(123.23)	939.93
1,267. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
1,268. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
1,269. Mask the surface area per square foot - plastic and tape - 4 mil									
932.00 SF	0.25	4.75	47.56	285.31	12/15 yrs	Avg.	80%	(44.74)	240.57
Masking openings									
1,270. Direct vent termination cap - galvanized									
8.00 EA	250.89	99.78	421.38	2,528.28	12/35 yrs	Avg.	34.29%	(402.46)	2,125.82
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									



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CONTINUED - Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Painting		201.16	2,444.18	14,664.91				1,326.04	13,338.87

ACs

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,271. Comb and straighten a/c condenser fins - with trip charge									
1.00 EA	249.48	0.00	49.90	299.38	12/NA	Avg.	0%	(0.00)	299.38
Totals: ACs		0.00	49.90	299.38				0.00	299.38

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,272. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
1,273. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
1,274. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
1,275. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
1,276. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									
1,277. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
1,278. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28



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CONTINUED - General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.

Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade

-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.

4579.98 - total non roofing trade hours for the project

x 15%

=687.00- required supervision for non roofing trade hours.

This total number equates to 23.69 hours per main building address for a total of 29 buildings.

Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
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Total: Bldg 10 - 12052-12066		2,433.15	5,769.34	107,309.63				7,898.62	99,411.01
Monaco Ct - 8 plex									

Bldg 14 - 12068-12078 Monaco Ct - 6 plex

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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1,279. Tear off, haul and dispose of comp. shingles - Laminated

50.43 SQ 81.87 0.00 0.00 4,128.70 6/30 yrs Avg. NA (0.00) 4,128.70

1,280. Laminated - comp. shingle rfg. - w/out felt

58.00 SQ 400.00 781.75 0.00 23,981.75 6/30 yrs Avg. 20% (1,839.41) 22,142.34

15% waste is added for complex roof

1,281. Remove Additional charge for high roof (2 stories or greater)

47.40 SQ 7.20 0.00 0.00 341.28 6/NA Avg. NA (0.00) 341.28

1,282. Additional charge for high roof (2 stories or greater)

47.40 SQ 33.89 0.00 0.00 1,606.39 6/NA Avg. 0% (0.00) 1,606.39

1,283. Remove Additional charge for steep roof - 7/12 to 9/12 slope

0.53 SQ 19.31 0.00 0.00 10.23 6/NA Avg. NA (0.00) 10.23

1,284. Additional charge for steep roof - 7/12 to 9/12 slope

0.61 SQ 79.92 0.00 0.00 48.75 6/NA Avg. 0% (0.00) 48.75

1,285. Roofing felt - 15 lb.

16.57 SQ 52.92 13.17 0.00 890.05 6/20 yrs Avg. 30% (46.48) 843.57

This estimate has removed felt from the areas in which IWS is to be installed.

1,286. Ice & water barrier

3,386.00 SF 2.45 143.91 0.00 8,439.61 6/30 yrs Avg. 20% (338.60) 8,101.01



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.									
1,287. Asphalt starter - universal starter course									
656.50 LF	3.10	39.06	0.00	2,074.21	6/20 yrs	Avg.	30%	(137.87)	1,936.34
Asphalt starter applied on the eaves and the rakes.									
1,288. Hip / Ridge cap - Standard profile - composition shingles									
333.17 LF	8.11	86.94	0.00	2,788.95	6/30 yrs	Avg.	20%	(204.57)	2,584.38
1,289. Drip edge									
132.75 LF	3.91	13.09	0.00	532.14	6/35 yrs	Avg.	17.14%	(26.40)	505.74
Drip edge present on the rake. Will be damaged during shingle removal.									
1,290. Drip edge/gutter apron									
523.75 LF	4.02	56.98	0.00	2,162.46	6/35 yrs	Avg.	17.14%	(114.93)	2,047.53
Gutter apron present on the eave. Will be damaged during shingle removal.									
1,291. Access Off*									
50.43 EA	15.00	0.00	0.00	756.45	6/NA	Avg.	0%	(0.00)	756.45
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
1,292. Flashing - pipe jack									
11.00 EA	69.41	13.66	0.00	777.17	6/35 yrs	Avg.	17.14%	(27.55)	749.62
These will be damaged during shingle removal.									
1,293. Detach & Reset Roof vent - turtle type - Metal									
10.00 EA	101.83	0.83	0.00	1,019.13	0/35 yrs	Avg.	0%	(0.00)	1,019.13
1,294. R&R Furnace vent - rain cap and storm collar, 6"									
6.00 EA	118.50	22.34	0.00	733.34	6/25 yrs	Avg.	24%	(63.07)	670.27
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									
1,295. Step flashing									
146.58 LF	15.84	24.54	0.00	2,346.37	6/35 yrs	Avg.	17.14%	(49.50)	2,296.87
This will be damaged during shingle removal as it is interlaced between the shingles.									
1,296. Flashing - L flashing - galvanized									
105.50 LF	7.13	22.96	0.00	775.18	6/35 yrs	Avg.	17.14%	(46.30)	728.88
The headwall flashing is shingled over and will be damaged during shingle removal.									
1,297. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	0.00	581.85	0/35 yrs	Avg.	0%	(0.00)	581.85
1,298. Prime & paint roof jack									
11.00 EA	36.73	7.25	0.00	411.28	6/15 yrs	Avg.	40%	(34.10)	377.18
1,299. Prime & paint roof vent									
6.00 EA	36.73	3.95	0.00	224.33	6/15 yrs	Avg.	40%	(18.60)	205.73
this item includes paint for furnace caps only									
1,300. Commercial Supervision / Project Management - per hour									
11.53 HR	86.32	0.00	0.00	995.27	6/NA	Avg.	0%	(0.00)	995.27



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Commercial Supervision									
A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.									
17.5 squares a day on a complex roof									
Day is based off of an 8 hour day.									
50.43 Square complex roof									
50.43 squares / 17.5 squares a day = 2.88 days to complete									
2.33 x 8 hour work day = 23.05 hours of supervision per roof									
This amount has been reduced by half with the assumption 2 buildings can be completed per day.									
1,301. R&R Sheathing - plywood - 1/2" CDX									
0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.									
Totals: Roof		1,230.76	0.00	55,624.89				2,947.38	52,677.51

Gutters

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,302. R&R Gutter / downspout - aluminum - up to 5"									
523.75 LF	11.75	231.05	1,277.04	7,662.16	6/25 yrs	Avg.	24%	(652.38)	7,009.78
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
Totals: Gutters		231.05	1,277.04	7,662.16				652.38	7,009.78

Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Damaged glazing bead can be found on the Front and Right elevations.									
Damaged screens can be found on the Front, Rear, Left and Right elevations.									
1,303. R&R Glazing bead - Vinyl									
250.00 LF	3.99	57.16	210.94	1,265.60	12/18 yrs	Avg.	66.67%	(448.33)	817.27



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CONTINUED - Windows

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,304. R&R Window screen, 1 - 9 SF									
45.00 EA	51.58	155.91	495.40	2,972.41	12/30 yrs	Avg.	40%	(733.68)	2,238.73
Totals: Windows		213.07	706.34	4,238.01				1,182.01	3,056.00

Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
The following line items account for 50% elevations of the building. This is an agreed amount for the required painting.									
1,305. Clean with pressure/chemical spray									
2,980.00 SF	0.50	2.53	298.50	1,791.03	12/NA	Avg.	0%	(0.00)	1,791.03
additional amount is to account for the unknown measurements on the Hover report. ESX of Hover report verifies that a percentage of the unknown siding is in fact a portion of the elevations required to be painted.									
1,306. Paint wood siding - 1 coat									
2,146.00 SF	1.99	56.55	865.42	5,192.51	12/15 yrs	Avg.	80%	(532.21)	4,660.30
1,307. Paint trim - one coat									
725.63 LF	1.02	6.78	149.38	896.30	12/15 yrs	Avg.	80%	(63.86)	832.44
the amount of trim, fascia and soffits to be painted are based on the percentage of siding being painted. Formula is located in the calculations of each line item.									
1,308. Paint exterior fascia - 1 coat - wood, 4"- 6" wide									
328.25 LF	1.20	3.63	79.50	477.03	12/15 yrs	Avg.	80%	(34.14)	442.89
1,309. Paint exterior soffit - wood - 1 coat									
409.00 SF	1.53	9.39	127.04	762.20	12/15 yrs	Avg.	80%	(88.34)	673.86
1,310. Painter - per hour									
6.00 HR	71.36	0.00	85.64	513.80	12/15 yrs	Avg.	80%	(0.00)	513.80
This line item is to work around meter boxes, gas meters, fencing and other electrical wiring. These hours also account for working around light fixtures, exterior outlets, exterior faucets, detaching and resetting any address numbers, and detaching and resetting any satellite dishes. All of these line items are additional time that is not accounted for in the painting line item. We have allowed for 3 hours per elevation for this additional work to be completed.									
1,311. Painter - per hour									
1.00 HR	71.70	0.00	14.34	86.04	12/15 yrs	Avg.	80%	(0.00)	86.04
This accounts for moving and setting ladders on elevations that exceed 20 ft, including elevations accessed from roof lines.									
1,312. Mask the surface area per square foot - plastic and tape - 4 mil									
686.00 SF	0.25	3.50	35.00	210.00	12/15 yrs	Avg.	80%	(32.93)	177.07
Masking openings									
1,313. Direct vent termination cap - galvanized									
6.00 EA	250.89	74.83	316.02	1,896.19	12/35 yrs	Avg.	34.29%	(301.84)	1,594.35
Damage to the termination caps is not cosmetic. It is functional and requires replacement.									



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CONTINUED - Painting

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Painting		157.21	1,970.84	11,825.10				1,053.32	10,771.78

ACs

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,314. Comb and straighten a/c condenser fins - with trip charge									
1.00 EA	249.48	0.00	49.90	299.38	12/NA	Avg.	0%	(0.00)	299.38
Totals: ACs		0.00	49.90	299.38				0.00	299.38

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,315. Temporary toilet (per month)									
0.14 MO	205.00	0.00	5.74	34.44	6/NA	Avg.	0%	(0.00)	34.44
This item allows for a temp toilet to be on site during the repairs to the property. The overall project should not take more than 4 months to complete. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
1,316. Job-site cargo/storage container - 20' long (per month)									
0.14 MO	130.00	1.55	3.96	23.71	6/NA	Avg.	0%	(0.00)	23.71
This item allows for materials to be stored on site during the needed repairs to the property. Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the rental costs.									
1,317. Job-site cargo container - pick up/del. (each way) 16'-40'									
0.07 EA	130.00	0.00	1.82	10.92	6/NA	Avg.	0%	(0.00)	10.92
Scheduling of drop off and pick up accounted for under supervision, this line item is strictly for the delivery costs.									
1,318. Padlock and hasp									
0.03 EA	42.64	0.06	0.28	1.62	6/NA	Avg.	0%	(0.00)	1.62
for storage container									
1,319. Telehandler/forklift and operator									
1.00 HR	135.08	0.00	27.02	162.10	6/NA	Avg.	0%	(0.00)	162.10
allowance for 1 hour per building to drop needed materials off at each location.									
1,320. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	519.50	0.00	103.90	623.40	6/NA	Avg.	NA	(0.00)	623.40
1,321. Commercial Supervision / Project Management - per hour									
23.69 HR	87.74	0.00	415.72	2,494.28	6/NA	Avg.	0%	(0.00)	2,494.28



CONTINUED - General Conditions

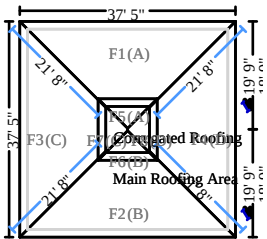
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Supervision is based off of 15% of the total labor hours to complete the required repairs. It is reasonable to assume that 15% of the total hours will require some element of supervision to insure safety, professionalism and quality.									
Please note that this line item does not account for roofing supervision. A more detailed note explains the measurement used to evaluate this trade									
-Scheduling the rental equipment such as the dumpsters, temporary toilets, telehandlers and storage unit fall under this line item.									
4579.98 - total non roofing trade hours for the project									
x 15%									
=687.00- required supervision for non roofing trade hours.									
This total number equates to 23.69 hours per main building address for a total of 29 buildings.									
Totals: General Conditions		1.61	558.44	3,350.47				0.00	3,350.47
Total: Bldg 14 - 12068-12078 Monaco Ct - 6 plex		1,833.70	4,562.56	83,000.01				5,835.09	77,164.92

Clubhouse

Pool House

Pool House

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,322. R&R Greenhouse metal framing package									
1.00 SF	12.19	0.61	2.56	15.36	0/20 yrs	Avg.	0%	(0.00)	15.36
Total: Pool House		0.61	2.56	15.36				0.00	15.36



Main Roofing Area

1411.79	Surface Area	14.12	Number of Squares
149.67	Total Perimeter Length		
86.69	Total Hip Length		

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,323. Tear off, haul and dispose of comp. shingles - Laminated									
14.12 SQ	81.87	0.00	231.20	1,387.20	6/30 yrs	Avg.	NA	(0.00)	1,387.20



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CONTINUED - Main Roofing Area

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,324. Laminated - comp. shingle rfg. - w/out felt									
16.33 SQ	400.00	220.10	0.00	6,752.10	6/30 yrs	Avg.	20%	(517.89)	6,234.21
15% waste is added for complex roof									
1,325. Roofing felt - 15 lb.									
5.14 SQ	52.92	4.09	55.22	331.32	6/20 yrs	Avg.	30%	(14.42)	316.90
IWS is required to extend two feet past the heated portions of the building. The eave overhang is more than 1 ft, therefore two rows of IWS is required. IWS is also to be installed in the valleys of the roof.									
1,326. Ice & water barrier									
898.00 SF	2.45	38.17	447.66	2,685.93	6/30 yrs	Avg.	20%	(89.80)	2,596.13
Ice and water shield has one row on the eaves and one row in the valley. Ice and water shield also exists on the garages.									
1,327. Asphalt starter - universal starter course									
149.67 LF	3.10	8.91	94.58	567.47	6/20 yrs	Avg.	30%	(31.43)	536.04
Asphalt starter applied on the eaves and the rakes.									
1,328. Hip / Ridge cap - Standard profile - composition shingles									
86.69 LF	8.11	22.62	145.14	870.82	6/30 yrs	Avg.	20%	(53.23)	817.59
1,329. Drip edge/gutter apron									
149.67 LF	4.02	16.28	123.60	741.55	6/35 yrs	Avg.	17.14%	(32.84)	708.71
Gutter apron present on the eave. Will be damaged during shingle removal.									
1,330. Access Off*									
14.12 EA	15.00	0.00	42.36	254.16	6/NA	Avg.	0%	(0.00)	254.16
This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.									
1,331. Flashing - pipe jack									
5.00 EA	69.41	6.21	70.66	423.92	6/35 yrs	Avg.	17.14%	(12.52)	411.40
These will be damaged during shingle removal.									
1,332. Flashing - pipe jack - split boot									
1.00 EA	111.97	4.12	23.22	139.31	6/35 yrs	Avg.	17.14%	(8.30)	131.01
These will be damaged during shingle removal.									
1,333. R&R Furnace vent - rain cap and storm collar, 6"									
1.00 EA	118.50	3.72	24.44	146.66	6/25 yrs	Avg.	24%	(10.51)	136.15
Damage to the HVAC caps is not cosmetic. It is functional and requires replacement.									
1,334. Detach & Reset Exhaust cap - through roof - 6" to 8"									
4.00 EA	145.38	0.33	116.36	698.21	0/35 yrs	Avg.	0%	(0.00)	698.21
1,335. Prime & paint roof jack									
5.00 EA	36.73	3.29	37.40	224.34	6/15 yrs	Avg.	40%	(15.50)	208.84
1,336. Prime & paint roof vent									
1.00 EA	36.73	0.66	7.48	44.87	6/15 yrs	Avg.	40%	(3.10)	41.77
this item includes paint for furnace caps only									
1,337. Commercial Supervision / Project Management - per hour									
3.24 HR	86.32	0.00	0.00	279.68	6/NA	Avg.	0%	(0.00)	279.68

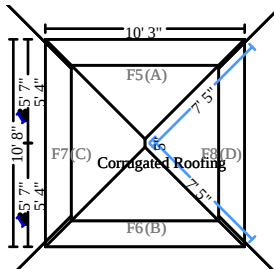


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CONTINUED - Main Roofing Area

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Commercial Supervision									
A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.									
17.5 squares a day on a complex roof									
Day is based off of an 8 hour day.									
14.12 Square complex roof									
14.12 squares / 17.5 squares a day = 0.81 days to complete									
0.81 x 8 hour work day = 6.48 hours of supervision per roof									
This amount has been reduced by half with the assumption 2 buildings can be completed per day.									
1,338. R&R Sheathing - plywood - 1/2" CDX									
0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.									
Gutters									
1,339. R&R Gutter / downspout - aluminum - up to 5"									
149.67 LF	11.98	66.66	371.96	2,231.66	6/25 yrs	Avg.	24%	(188.22)	2,043.44
Allowing to replace the gutters as they will break when they are detached and reset. The gutters are not painted.									
1,340. Haul debris - per pickup truck load - including dump fees									
1.00 EA	204.90	0.00	40.98	245.88	6/NA	Avg.	NA	(0.00)	245.88
Totals: Main Roofing Area		395.16	1,832.26	18,025.08				977.76	17,047.32



Corrugated Roofing

115.25 Surface Area	1.15 Number of Squares
41.83 Total Perimeter Length	0.42 Total Ridge Length
29.79 Total Hip Length	

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,341. R&R Metal roofing - clear/skylight panel									
115.25 SF	11.96	18.91	279.46	1,676.76	6/75 yrs	Avg.	8%	(17.79)	1,658.97

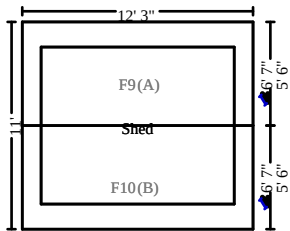


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CONTINUED - Corrugated Roofing

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,342. R&R Skylight cladding - preformed aluminum									
118.16 LF	21.53	84.67	525.74	3,154.40	6/18 yrs	Avg.	33.33%	(332.03)	2,822.37
Allowance for all cladding around skylight panels as this will be damaged when the panels are removed and replaced.									
Totals: Corrugated Roofing		103.58	805.20	4,831.16				349.82	4,481.34



Shed

161.29 Surface Area
50.83 Total Perimeter Length

1.61 Number of Squares
12.25 Total Ridge Length

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,343. Tear off, haul and dispose of comp. shingles - Laminated									
1.61 SQ	81.87	0.00	26.36	158.17	6/30 yrs	Avg.	NA	(0.00)	158.17
1,344. Laminated - comp. shingle rfg. - w/out felt									
2.00 SQ	400.00	26.96	0.00	826.96	6/30 yrs	Avg.	20%	(63.43)	763.53
15% waste is added for complex roof									
1,345. Roofing felt - 15 lb.									
1.61 SQ	52.92	1.28	17.30	103.78	6/20 yrs	Avg.	30%	(4.52)	99.26
1,346. Asphalt starter - universal starter course									
50.83 LF	3.10	3.02	32.12	192.71	6/20 yrs	Avg.	30%	(10.67)	182.04
Asphalt starter applied on the eaves and the rakes.									
1,347. Hip / Ridge cap - Standard profile - composition shingles									
12.25 LF	8.11	3.20	20.52	123.07	6/30 yrs	Avg.	20%	(7.52)	115.55
1,348. Drip edge									
26.33 LF	4.02	2.60	21.70	130.15	6/35 yrs	Avg.	17.14%	(5.24)	124.91
Drip edge present on the rake. Will be damaged during shingle removal.									
1,349. Drip edge/gutter apron									
24.50 LF	4.02	2.67	20.24	121.40	6/35 yrs	Avg.	17.14%	(5.38)	116.02
Gutter apron present on the eave. Will be damaged during shingle removal.									
1,350. Access Off*									
1.61 EA	15.00	0.00	4.84	28.99	6/NA	Avg.	0%	(0.00)	28.99

This line item represents the additional amount of labor required to hand carry shingles to the dumpster for haul off. The dumpster cannot be placed in a position to discard shingles directly from the roof to the dumpster.



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CONTINUED - Shed

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,351. Flue cap - oversized									
1.00 EA	286.53	20.97	61.50	369.00	6/18 yrs	Avg.	33.33%	(82.23)	286.77
Damage to the flue cap is not cosmetic. It is functional and requires replacement.									
1,352. Detach & Reset Roof vent - turtle type - Metal									
4.00 EA	101.83	0.33	81.52	489.17	0/35 yrs	Avg.	0%	(0.00)	489.17
1,353. Commercial Supervision / Project Management - per hour									
3.24 HR	86.32	0.00	0.00	279.68	6/NA	Avg.	0%	(0.00)	279.68

Commercial Supervision

A standard roofing crew (6 to 8 person team) can tear off and replace the amount of shingles listed below based on the complexity of the roof. In addition, roofing work for this community will require a great deal of communicating, coordinating, and actually performing the repairs. Contact will have to be made with each unit owner so that the unit owner can make parking, day of installation, outside contents, and pet arrangements for access.

17.5 squares a day on a complex roof

Day is based off of an 8 hour day.

1.61 Square complex roof

1.61 squares / 17.5 squares a day = 0.81 days to complete

0.81 x 8 hour work day = 6.48 hours of supervision per roof

This amount has been reduced by half with the assumption 2 buildings can be completed per day.

1,354. R&R Sheathing - plywood - 1/2" CDX

0.00 SF	3.35	0.00	0.00	0.00	6/150 yrs	Avg.	4%	(0.00)	0.00
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sheathing is to be evaluated during tear off of the roof. There may be sections of sheathing damaged that will require replacement to have a solid surface to nail shingles to.

Totals: Shed		61.03	286.10	2,823.08				178.99	2,644.09
Total: Pool House		560.38	2,926.12	25,694.68				1,506.57	24,188.11
Total: Clubhouse		560.38	2,926.12	25,694.68				1,506.57	24,188.11

Labor Minimums Applied

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,355. Exterior structures labor minimum									
1.00 EA	215.86	0.00	43.18	259.04	0/NA	Avg.	0%	(0.00)	259.04
1,356. Door labor minimum									
1.00 EA	78.41	0.00	15.68	94.09	0/NA	Avg.	0%	(0.00)	94.09



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CONTINUED - Labor Minimums Applied

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,357. Fireplace repair labor minimum									
1.00 EA	195.71	0.00	39.14	234.85	0/NA	Avg.	0%	(0.00)	234.85
Totals: Labor Minimums Applied		0.00	98.00	587.98					0.00 587.98
Line Item Totals: CON_ JASMINE2-1		55,881.38	147,944.32	2,539,279.23					179,421.53 2,359,857.70

[%] - Indicates that depreciate by percent was used for this item
[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item

Grand Total Areas:

0.00 SF Walls	0.00 SF Ceiling	0.00 SF Walls and Ceiling
0.00 SF Floor	0.00 SY Flooring	0.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	0.00 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
366.39 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
1,688.33 Surface Area	16.88 Number of Squares	242.33 Total Perimeter Length
12.67 Total Ridge Length	116.48 Total Hip Length	



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Coverage	Item Total	%	ACV Total	%
Buildings	0.00	0.00%	0.00	0.00%
Bldg 1	113,921.61	4.49%	106,020.27	4.49%
Bldg 2	104,297.78	4.11%	97,239.43	4.12%
Bldg 3	122,717.60	4.83%	113,754.34	4.82%
Bldg 4	104,272.70	4.11%	97,315.11	4.12%
Bldg 5	106,362.57	4.19%	98,700.51	4.18%
Bldg 6	112,070.88	4.41%	103,839.51	4.40%
Bldg 7	120,956.81	4.76%	112,242.63	4.76%
Bldg 8	107,437.87	4.23%	99,713.04	4.23%
Bldg 9	108,101.25	4.26%	100,148.50	4.24%
Bldg 10	107,309.63	4.23%	99,411.01	4.21%
Bldg 11	106,509.03	4.19%	98,957.51	4.19%
Bldg 12	85,341.52	3.36%	79,142.34	3.35%
Bldg 13	84,991.01	3.35%	78,866.46	3.34%
Bldg 14	83,000.01	3.27%	77,164.92	3.27%
Bldg 15	69,845.68	2.75%	64,963.53	2.75%
Bldg 16	66,838.14	2.63%	62,318.69	2.64%
Bldg 17	72,001.59	2.84%	66,986.42	2.84%
Bldg 18	72,119.68	2.84%	66,876.97	2.83%
Bldg 20	77,703.92	3.06%	72,103.89	3.06%
Bldg 21	67,997.41	2.68%	63,067.28	2.67%
Bldg 22	67,399.81	2.65%	62,674.29	2.66%
Bldg 23	72,138.04	2.84%	67,067.44	2.84%
Bldg 24	74,837.51	2.95%	69,583.37	2.95%
Bldg 25	68,074.05	2.68%	63,222.83	2.68%
Bldg 26	67,800.66	2.67%	63,046.28	2.67%
Bldg 27	68,652.81	2.70%	63,815.78	2.70%
Bldg 28	66,541.13	2.62%	62,027.56	2.63%
Bldg 29	66,868.49	2.63%	62,338.28	2.64%
Bldg 30	0.00	0.00%	0.00	0.00%
Clubhouse	26,188.57	1.03%	24,682.00	1.05%
Shed	0.00	0.00%	0.00	0.00%
Bldg 19	66,981.47	2.64%	62,567.51	2.65%
Total	2,539,279.23	100.00%	2,359,857.70	100.00%



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Summary for Bldg 1

Line Item Total	104,541.37
Material Sales Tax	2,507.35
Storage Rental Tax	1.55
Subtotal	107,050.27
Overhead	3,435.67
Profit	3,435.67
Replacement Cost Value	\$113,921.61
Less Depreciation	(7,901.34)
Actual Cash Value	\$106,020.27
Less Deductible	(106,020.27)
Net Claim	\$0.00
Total Recoverable Depreciation	7,901.34
Net Claim if Depreciation is Recovered	\$7,901.34

Tanya Morrison



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Summary for Bldg 2

Line Item Total	96,727.94
Material Sales Tax	2,300.91
Storage Rental Tax	1.55
Subtotal	99,030.40
Overhead	2,633.69
Profit	2,633.69
Replacement Cost Value	\$104,297.78
Less Depreciation	(7,058.35)
Actual Cash Value	\$97,239.43
Less Deductible	(97,239.43)
Net Claim	\$0.00
Total Recoverable Depreciation	7,058.35
Net Claim if Depreciation is Recovered	\$7,058.35

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Summary for Bldg 3

Line Item Total	111,675.28
Material Sales Tax	2,703.43
Storage Rental Tax	1.55
Subtotal	114,380.26
Overhead	4,168.67
Profit	4,168.67
Replacement Cost Value	\$122,717.60
Less Depreciation	(8,963.26)
Actual Cash Value	\$113,754.34
Less Deductible	(113,754.34)
Net Claim	\$0.00
Total Recoverable Depreciation	8,963.26
Net Claim if Depreciation is Recovered	\$8,963.26

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Summary for Bldg 4

Line Item Total	96,722.64
Material Sales Tax	2,285.29
Storage Rental Tax	1.55
Subtotal	99,009.48
Overhead	2,631.61
Profit	2,631.61
Replacement Cost Value	\$104,272.70
Less Depreciation	(6,957.59)
Actual Cash Value	\$97,315.11
Less Deductible	(97,315.11)
Net Claim	\$0.00
Total Recoverable Depreciation	6,957.59
Net Claim if Depreciation is Recovered	\$6,957.59

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Summary for Bldg 5

Line Item Total	98,346.65
Material Sales Tax	2,402.83
Storage Rental Tax	1.55
Subtotal	100,751.03
Overhead	2,805.77
Profit	2,805.77
Replacement Cost Value	\$106,362.57
Less Depreciation	(7,662.06)
Actual Cash Value	\$98,700.51
Less Deductible	(98,700.51)
Net Claim	\$0.00
Total Recoverable Depreciation	7,662.06
Net Claim if Depreciation is Recovered	\$7,662.06

Tanya Morrison



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Summary for Bldg 6

Line Item Total	102,974.52
Material Sales Tax	2,531.89
Storage Rental Tax	1.55
Subtotal	105,507.96
Overhead	3,281.46
Profit	3,281.46
Replacement Cost Value	\$112,070.88
Less Depreciation	(8,231.37)
Actual Cash Value	\$103,839.51
Less Deductible	(103,839.51)
Net Claim	\$0.00
Total Recoverable Depreciation	8,231.37
Net Claim if Depreciation is Recovered	\$8,231.37

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Summary for Bldg 7

Line Item Total	110,248.96
Material Sales Tax	2,662.40
Storage Rental Tax	1.55
Subtotal	112,912.91
Overhead	4,021.95
Profit	4,021.95
Replacement Cost Value	\$120,956.81
Less Depreciation	(8,714.18)
Actual Cash Value	\$112,242.63
Less Deductible	(112,242.63)
Net Claim	\$0.00
Total Recoverable Depreciation	8,714.18
Net Claim if Depreciation is Recovered	\$8,714.18

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Summary for Bldg 8

Line Item Total	99,234.74
Material Sales Tax	2,410.84
Storage Rental Tax	1.55
Subtotal	101,647.13
Overhead	2,895.37
Profit	2,895.37
Replacement Cost Value	\$107,437.87
Less Depreciation	(7,724.83)
Actual Cash Value	\$99,713.04
Less Deductible	(99,713.04)
Net Claim	\$0.00
Total Recoverable Depreciation	7,724.83
Net Claim if Depreciation is Recovered	\$7,724.83

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Summary for Bldg 9

Line Item Total	99,757.14
Material Sales Tax	2,441.28
Storage Rental Tax	1.55
Subtotal	102,199.97
Overhead	2,950.64
Profit	2,950.64
Replacement Cost Value	\$108,101.25
Less Depreciation	(7,952.75)
Actual Cash Value	\$100,148.50
Less Deductible	(100,148.50)
Net Claim	\$0.00
Total Recoverable Depreciation	7,952.75
Net Claim if Depreciation is Recovered	\$7,952.75

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Summary for Bldg 10

Line Item Total	99,107.14
Material Sales Tax	2,431.60
Storage Rental Tax	1.55
Subtotal	101,540.29
Overhead	2,884.67
Profit	2,884.67
Replacement Cost Value	\$107,309.63
Less Depreciation	(7,898.62)
Actual Cash Value	\$99,411.01
Less Deductible	(99,411.01)
Net Claim	\$0.00
Total Recoverable Depreciation	7,898.62
Net Claim if Depreciation is Recovered	\$7,898.62

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Summary for Bldg 11

Line Item Total	98,492.53
Material Sales Tax	2,379.03
Storage Rental Tax	1.55
Subtotal	100,873.11
Overhead	2,817.96
Profit	2,817.96
Replacement Cost Value	\$106,509.03
Less Depreciation	(7,551.52)
Actual Cash Value	\$98,957.51
Less Deductible	(98,957.51)
Net Claim	\$0.00
Total Recoverable Depreciation	7,551.52
Net Claim if Depreciation is Recovered	\$7,551.52

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Summary for Bldg 12

Line Item Total	78,495.41
Material Sales Tax	1,891.74
Storage Rental Tax	1.55
Subtotal	80,388.70
Overhead	2,476.41
Profit	2,476.41
Replacement Cost Value	\$85,341.52
Less Depreciation	(6,199.18)
Actual Cash Value	\$79,142.34
Less Deductible	(79,142.34)
Net Claim	\$0.00
Total Recoverable Depreciation	6,199.18
Net Claim if Depreciation is Recovered	\$6,199.18

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Summary for Bldg 13

Line Item Total	78,212.98
Material Sales Tax	1,882.10
Storage Rental Tax	1.55
Subtotal	80,096.63
Overhead	2,447.19
Profit	2,447.19
Replacement Cost Value	\$84,991.01
Less Depreciation	(6,124.55)
Actual Cash Value	\$78,866.46
Less Deductible	(78,866.46)
Net Claim	\$0.00
Total Recoverable Depreciation	6,124.55
Net Claim if Depreciation is Recovered	\$6,124.55

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Summary for Bldg 14

Line Item Total	76,603.75
Material Sales Tax	1,832.15
Storage Rental Tax	1.55
Subtotal	78,437.45
Overhead	2,281.28
Profit	2,281.28
Replacement Cost Value	\$83,000.01
Less Depreciation	(5,835.09)
Actual Cash Value	\$77,164.92
Less Deductible	(77,164.92)
Net Claim	\$0.00
Total Recoverable Depreciation	5,835.09
Net Claim if Depreciation is Recovered	\$5,835.09

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Summary for Bldg 15

Line Item Total	64,212.13
Material Sales Tax	1,513.00
Storage Rental Tax	1.55
Subtotal	65,726.68
Overhead	2,059.50
Profit	2,059.50
Replacement Cost Value	\$69,845.68
Less Depreciation	(4,882.15)
Actual Cash Value	\$64,963.53
Less Deductible	(64,963.53)
Net Claim	\$0.00
Total Recoverable Depreciation	4,882.15
Net Claim if Depreciation is Recovered	\$4,882.15

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Summary for Bldg 16

Line Item Total	61,775.19
Material Sales Tax	1,443.64
Storage Rental Tax	1.55
Subtotal	63,220.38
Overhead	1,808.88
Profit	1,808.88
Replacement Cost Value	\$66,838.14
Less Depreciation	(4,519.45)
Actual Cash Value	\$62,318.69
Less Deductible	(62,318.69)
Net Claim	\$0.00
Total Recoverable Depreciation	4,519.45
Net Claim if Depreciation is Recovered	\$4,519.45

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Summary for Bldg 17

Line Item Total	65,966.51
Material Sales Tax	1,555.17
Storage Rental Tax	1.55
Subtotal	67,523.23
Overhead	2,239.18
Profit	2,239.18
Replacement Cost Value	\$72,001.59
Less Depreciation	(5,015.17)
Actual Cash Value	\$66,986.42
Less Deductible	(66,986.42)
Net Claim	\$0.00
Total Recoverable Depreciation	5,015.17
Net Claim if Depreciation is Recovered	\$5,015.17

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Summary for Bldg 18

Line Item Total	66,050.44
Material Sales Tax	1,569.63
Storage Rental Tax	1.55
Subtotal	67,621.62
Overhead	2,249.03
Profit	2,249.03
Replacement Cost Value	\$72,119.68
Less Depreciation	(5,242.71)
Actual Cash Value	\$66,876.97
Less Deductible	(48,888.83)
Net Claim	\$17,988.14
Total Recoverable Depreciation	5,242.71
Net Claim if Depreciation is Recovered	\$23,230.85

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Summary for Bldg 20

Line Item Total	70,607.31
Material Sales Tax	1,666.28
Storage Rental Tax	1.55
Subtotal	72,275.14
Overhead	2,714.39
Profit	2,714.39
Replacement Cost Value	\$77,703.92
Less Depreciation	(5,600.03)
Actual Cash Value	\$72,103.89
Net Claim	\$72,103.89
Total Recoverable Depreciation	5,600.03
Net Claim if Depreciation is Recovered	\$77,703.92

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Summary for Bldg 21

Line Item Total	62,688.90
Material Sales Tax	1,496.00
Storage Rental Tax	1.55
Subtotal	64,186.45
Overhead	1,905.48
Profit	1,905.48
Replacement Cost Value	\$67,997.41
Less Depreciation	(4,930.13)
Actual Cash Value	\$63,067.28
Net Claim	\$63,067.28
Total Recoverable Depreciation	4,930.13
Net Claim if Depreciation is Recovered	\$67,997.41

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Summary for Bldg 22

Line Item Total	62,218.37
Material Sales Tax	1,468.53
Storage Rental Tax	1.55
Subtotal	63,688.45
Overhead	1,855.68
Profit	1,855.68
Replacement Cost Value	\$67,399.81
Less Depreciation	(4,725.52)
Actual Cash Value	\$62,674.29
Net Claim	\$62,674.29
Total Recoverable Depreciation	4,725.52
Net Claim if Depreciation is Recovered	\$67,399.81

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Summary for Bldg 23

Line Item Total	66,074.53
Material Sales Tax	1,560.86
Storage Rental Tax	1.55
Subtotal	67,636.94
Overhead	2,250.55
Profit	2,250.55
Replacement Cost Value	\$72,138.04
Less Depreciation	(5,070.60)
Actual Cash Value	\$67,067.44
Net Claim	\$67,067.44
Total Recoverable Depreciation	5,070.60
Net Claim if Depreciation is Recovered	\$72,138.04

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Summary for Bldg 24

Line Item Total	68,276.14
Material Sales Tax	1,608.84
Storage Rental Tax	1.55
Subtotal	69,886.53
Overhead	2,475.49
Profit	2,475.49
Replacement Cost Value	\$74,837.51
Less Depreciation	(5,254.14)
Actual Cash Value	\$69,583.37
Net Claim	\$69,583.37
Total Recoverable Depreciation	5,254.14
Net Claim if Depreciation is Recovered	\$74,837.51

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Summary for Bldg 25

Line Item Total	62,762.82
Material Sales Tax	1,485.94
Storage Rental Tax	1.55
Subtotal	64,250.31
Overhead	1,911.87
Profit	1,911.87
Replacement Cost Value	\$68,074.05
Less Depreciation	(4,851.22)
Actual Cash Value	\$63,222.83
Net Claim	\$63,222.83
Total Recoverable Depreciation	4,851.22
Net Claim if Depreciation is Recovered	\$68,074.05

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Summary for Bldg 26

Line Item Total	62,547.36
Material Sales Tax	1,473.59
Storage Rental Tax	1.55
Subtotal	64,022.50
Overhead	1,889.08
Profit	1,889.08
Replacement Cost Value	\$67,800.66
Less Depreciation	(4,754.38)
Actual Cash Value	\$63,046.28
Net Claim	\$63,046.28
Total Recoverable Depreciation	4,754.38
Net Claim if Depreciation is Recovered	\$67,800.66

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Summary for Bldg 27

Line Item Total	63,245.53
Material Sales Tax	1,485.51
Storage Rental Tax	1.55
Subtotal	64,732.59
Overhead	1,960.11
Profit	1,960.11
Replacement Cost Value	\$68,652.81
Less Depreciation	(4,837.03)
Actual Cash Value	\$63,815.78
Net Claim	\$63,815.78
Total Recoverable Depreciation	4,837.03
Net Claim if Depreciation is Recovered	\$68,652.81

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Summary for Bldg 28

Line Item Total	61,547.83
Material Sales Tax	1,423.49
Storage Rental Tax	1.55
Subtotal	62,972.87
Overhead	1,784.13
Profit	1,784.13
Replacement Cost Value	\$66,541.13
Less Depreciation	(4,513.57)
Actual Cash Value	\$62,027.56
Net Claim	\$62,027.56
Total Recoverable Depreciation	4,513.57
Net Claim if Depreciation is Recovered	\$66,541.13

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Summary for Bldg 29

Line Item Total	61,799.13
Material Sales Tax	1,445.01
Storage Rental Tax	1.55
Subtotal	63,245.69
Overhead	1,811.40
Profit	1,811.40
Replacement Cost Value	\$66,868.49
Less Depreciation	(4,530.21)
Actual Cash Value	\$62,338.28
Net Claim	\$62,338.28
Total Recoverable Depreciation	4,530.21
Net Claim if Depreciation is Recovered	\$66,868.49

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Summary for Clubhouse

Line Item Total	22,619.75
Material Sales Tax	560.38
Subtotal	23,180.13
Overhead	1,504.22
Profit	1,504.22
Replacement Cost Value	\$26,188.57
Less Depreciation	(1,506.57)
Actual Cash Value	\$24,682.00
Net Claim	\$24,682.00
Total Recoverable Depreciation	1,506.57
Net Claim if Depreciation is Recovered	\$26,188.57

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Summary for Bldg 19

Line Item Total	61,920.54
Material Sales Tax	1,417.72
Storage Rental Tax	1.55
Subtotal	63,339.81
Overhead	1,820.83
Profit	1,820.83
Replacement Cost Value	\$66,981.47
Less Depreciation	(4,413.96)
Actual Cash Value	\$62,567.51
Net Claim	\$62,567.51
Total Recoverable Depreciation	4,413.96
Net Claim if Depreciation is Recovered	\$66,981.47

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Recap by Category with Depreciation

O&P Items			RCV	Deprec.	ACV
CLEANING			46,485.86		46,485.86
Coverage: Bldg 1	@	4.44% =	2,064.14		
Coverage: Bldg 2	@	4.13% =	1,920.50		
Coverage: Bldg 3	@	4.68% =	2,175.88		
Coverage: Bldg 4	@	4.13% =	1,920.50		
Coverage: Bldg 5	@	4.13% =	1,920.50		
Coverage: Bldg 6	@	4.30% =	2,000.31		
Coverage: Bldg 7	@	4.61% =	2,143.95		
Coverage: Bldg 8	@	4.13% =	1,920.50		
Coverage: Bldg 9	@	4.13% =	1,920.50		
Coverage: Bldg 10	@	4.13% =	1,920.50		
Coverage: Bldg 11	@	4.13% =	1,920.50		
Coverage: Bldg 12	@	3.28% =	1,523.52		
Coverage: Bldg 13	@	3.26% =	1,513.94		
Coverage: Bldg 14	@	3.21% =	1,490.00		
Coverage: Bldg 15	@	2.87% =	1,332.94		
Coverage: Bldg 16	@	2.82% =	1,309.00		
Coverage: Bldg 17	@	2.99% =	1,388.81		
Coverage: Bldg 18	@	2.94% =	1,364.87		
Coverage: Bldg 20	@	3.13% =	1,453.45		
Coverage: Bldg 21	@	2.82% =	1,309.00		
Coverage: Bldg 22	@	2.82% =	1,309.00		
Coverage: Bldg 23	@	2.99% =	1,388.81		
Coverage: Bldg 24	@	3.06% =	1,420.74		
Coverage: Bldg 25	@	2.82% =	1,309.00		
Coverage: Bldg 26	@	2.82% =	1,309.00		
Coverage: Bldg 27	@	2.82% =	1,309.00		
Coverage: Bldg 28	@	2.82% =	1,309.00		
Coverage: Bldg 29	@	2.82% =	1,309.00		
Coverage: Bldg 19	@	2.82% =	1,309.00		



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O&P Items			RCV	Deprec.	ACV
CONTENT MANIPULATION			791.70		791.70
Coverage: Bldg 1	@	3.45% =	27.30		
Coverage: Bldg 2	@	3.45% =	27.30		
Coverage: Bldg 3	@	3.45% =	27.30		
Coverage: Bldg 4	@	3.45% =	27.30		
Coverage: Bldg 5	@	3.45% =	27.30		
Coverage: Bldg 6	@	3.45% =	27.30		
Coverage: Bldg 7	@	3.45% =	27.30		
Coverage: Bldg 8	@	3.45% =	27.30		
Coverage: Bldg 9	@	3.45% =	27.30		
Coverage: Bldg 10	@	3.45% =	27.30		
Coverage: Bldg 11	@	3.45% =	27.30		
Coverage: Bldg 12	@	3.45% =	27.30		
Coverage: Bldg 13	@	3.45% =	27.30		
Coverage: Bldg 14	@	3.45% =	27.30		
Coverage: Bldg 15	@	3.45% =	27.30		
Coverage: Bldg 16	@	3.45% =	27.30		
Coverage: Bldg 17	@	3.45% =	27.30		
Coverage: Bldg 18	@	3.45% =	27.30		
Coverage: Bldg 20	@	3.45% =	27.30		
Coverage: Bldg 21	@	3.45% =	27.30		
Coverage: Bldg 22	@	3.45% =	27.30		
Coverage: Bldg 23	@	3.45% =	27.30		
Coverage: Bldg 24	@	3.45% =	27.30		
Coverage: Bldg 25	@	3.45% =	27.30		
Coverage: Bldg 26	@	3.45% =	27.30		
Coverage: Bldg 27	@	3.45% =	27.30		
Coverage: Bldg 28	@	3.45% =	27.30		
Coverage: Bldg 29	@	3.45% =	27.30		
Coverage: Bldg 19	@	3.45% =	27.30		



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O&P Items			RCV	Deprec.	ACV
GENERAL DEMOLITION			39,319.76		39,319.76
Coverage: Bldg 1	@	3.84% =	1,510.90		
Coverage: Bldg 2	@	3.28% =	1,289.50		
Coverage: Bldg 3	@	4.38% =	1,723.22		
Coverage: Bldg 4	@	3.21% =	1,261.58		
Coverage: Bldg 5	@	3.72% =	1,463.04		
Coverage: Bldg 6	@	4.07% =	1,598.65		
Coverage: Bldg 7	@	4.25% =	1,672.12		
Coverage: Bldg 8	@	3.76% =	1,479.14		
Coverage: Bldg 9	@	3.91% =	1,538.64		
Coverage: Bldg 10	@	3.87% =	1,522.68		
Coverage: Bldg 11	@	3.63% =	1,427.42		
Coverage: Bldg 12	@	3.40% =	1,338.43		
Coverage: Bldg 13	@	3.31% =	1,299.90		
Coverage: Bldg 14	@	3.13% =	1,230.79		
Coverage: Bldg 15	@	2.85% =	1,120.00		
Coverage: Bldg 16	@	2.58% =	1,013.82		
Coverage: Bldg 17	@	2.86% =	1,122.92		
Coverage: Bldg 18	@	3.00% =	1,181.53		
Coverage: Bldg 20	@	3.20% =	1,257.39		
Coverage: Bldg 21	@	2.85% =	1,119.16		
Coverage: Bldg 22	@	2.71% =	1,065.64		
Coverage: Bldg 23	@	2.89% =	1,136.10		
Coverage: Bldg 24	@	2.98% =	1,170.32		
Coverage: Bldg 25	@	2.79% =	1,098.92		
Coverage: Bldg 26	@	2.73% =	1,074.08		
Coverage: Bldg 27	@	2.79% =	1,096.32		
Coverage: Bldg 28	@	2.54% =	997.78		
Coverage: Bldg 29	@	2.59% =	1,016.58		
Coverage: Clubhouse	@	5.08% =	1,997.97		
Coverage: Bldg 19	@	3.80% =	1,495.22		
DOORS			399.92	61.20	338.72
Coverage: Bldg 6	@	100.00% =	399.92		



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O&P Items			RCV	Deprec.	ACV
HEAVY EQUIPMENT			3,917.32		3,917.32
Coverage: Bldg 1	@	3.45% =	135.08		
Coverage: Bldg 2	@	3.45% =	135.08		
Coverage: Bldg 3	@	3.45% =	135.08		
Coverage: Bldg 4	@	3.45% =	135.08		
Coverage: Bldg 5	@	3.45% =	135.08		
Coverage: Bldg 6	@	3.45% =	135.08		
Coverage: Bldg 7	@	3.45% =	135.08		
Coverage: Bldg 8	@	3.45% =	135.08		
Coverage: Bldg 9	@	3.45% =	135.08		
Coverage: Bldg 10	@	3.45% =	135.08		
Coverage: Bldg 11	@	3.45% =	135.08		
Coverage: Bldg 12	@	3.45% =	135.08		
Coverage: Bldg 13	@	3.45% =	135.08		
Coverage: Bldg 14	@	3.45% =	135.08		
Coverage: Bldg 15	@	3.45% =	135.08		
Coverage: Bldg 16	@	3.45% =	135.08		
Coverage: Bldg 17	@	3.45% =	135.08		
Coverage: Bldg 18	@	3.45% =	135.08		
Coverage: Bldg 20	@	3.45% =	135.08		
Coverage: Bldg 21	@	3.45% =	135.08		
Coverage: Bldg 22	@	3.45% =	135.08		
Coverage: Bldg 23	@	3.45% =	135.08		
Coverage: Bldg 24	@	3.45% =	135.08		
Coverage: Bldg 25	@	3.45% =	135.08		
Coverage: Bldg 26	@	3.45% =	135.08		
Coverage: Bldg 27	@	3.45% =	135.08		
Coverage: Bldg 28	@	3.45% =	135.08		
Coverage: Bldg 29	@	3.45% =	135.08		
Coverage: Bldg 19	@	3.45% =	135.08		
FINISH CARPENTRY / TRIMWORK			3,628.40	146.36	3,482.04
Coverage: Bldg 1	@	10.88% =	394.80		
Coverage: Bldg 3	@	16.06% =	582.80		
Coverage: Bldg 6	@	6.74% =	244.40		
Coverage: Bldg 7	@	18.39% =	667.40		
Coverage: Bldg 12	@	1.81% =	65.80		
Coverage: Bldg 13	@	2.07% =	75.20		
Coverage: Bldg 15	@	4.15% =	150.40		
Coverage: Bldg 17	@	6.74% =	244.40		
Coverage: Bldg 18	@	4.92% =	178.60		
Coverage: Bldg 20	@	11.66% =	423.00		
Coverage: Bldg 23	@	6.74% =	244.40		
Coverage: Bldg 24	@	9.84% =	357.20		
FIREPLACES			482.24	82.23	400.01
Coverage: Clubhouse	@	100.00% =	482.24		



CCMG, LLC

Claims & Construction Management Group, LLC
1776 S. Jackson Street, Suite 518
Denver, CO 80210

O&P Items			RCV	Deprec.	ACV
HEAT, VENT & AIR CONDITIONING			53,248.67	9,116.19	44,132.48
Coverage: Bldg 1	@	4.24% =	2,256.60		
Coverage: Bldg 2	@	3.77% =	2,007.12		
Coverage: Bldg 3	@	5.17% =	2,755.56		
Coverage: Bldg 4	@	4.24% =	2,256.60		
Coverage: Bldg 5	@	3.77% =	2,007.12		
Coverage: Bldg 6	@	3.77% =	2,007.12		
Coverage: Bldg 7	@	4.71% =	2,506.08		
Coverage: Bldg 8	@	5.17% =	2,755.56		
Coverage: Bldg 9	@	5.17% =	2,755.56		
Coverage: Bldg 10	@	4.24% =	2,256.60		
Coverage: Bldg 11	@	4.71% =	2,506.08		
Coverage: Bldg 12	@	2.83% =	1,505.34		
Coverage: Bldg 13	@	3.30% =	1,754.82		
Coverage: Bldg 14	@	3.30% =	1,754.82		
Coverage: Bldg 15	@	3.29% =	1,753.41		
Coverage: Bldg 16	@	2.36% =	1,254.45		
Coverage: Bldg 17	@	2.36% =	1,254.45		
Coverage: Bldg 18	@	3.29% =	1,753.41		
Coverage: Bldg 20	@	3.29% =	1,753.41		
Coverage: Bldg 21	@	2.36% =	1,254.45		
Coverage: Bldg 22	@	2.36% =	1,254.45		
Coverage: Bldg 23	@	2.36% =	1,254.45		
Coverage: Bldg 24	@	3.29% =	1,753.41		
Coverage: Bldg 25	@	2.82% =	1,503.93		
Coverage: Bldg 26	@	2.82% =	1,503.93		
Coverage: Bldg 27	@	3.76% =	2,002.89		
Coverage: Bldg 28	@	2.36% =	1,254.45		
Coverage: Bldg 29	@	2.36% =	1,254.45		
Coverage: Clubhouse	@	0.19% =	103.70		
Coverage: Bldg 19	@	2.36% =	1,254.45		



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O&P Items			RCV	Deprec.	ACV
LABOR ONLY			60,278.24		60,278.24
Coverage: Bldg 1	@	3.45% =	2,078.56		
Coverage: Bldg 2	@	3.45% =	2,078.56		
Coverage: Bldg 3	@	3.45% =	2,078.56		
Coverage: Bldg 4	@	3.45% =	2,078.56		
Coverage: Bldg 5	@	3.45% =	2,078.56		
Coverage: Bldg 6	@	3.45% =	2,078.56		
Coverage: Bldg 7	@	3.45% =	2,078.56		
Coverage: Bldg 8	@	3.45% =	2,078.56		
Coverage: Bldg 9	@	3.45% =	2,078.56		
Coverage: Bldg 10	@	3.45% =	2,078.56		
Coverage: Bldg 11	@	3.45% =	2,078.56		
Coverage: Bldg 12	@	3.45% =	2,078.56		
Coverage: Bldg 13	@	3.45% =	2,078.56		
Coverage: Bldg 14	@	3.45% =	2,078.56		
Coverage: Bldg 15	@	3.45% =	2,078.56		
Coverage: Bldg 16	@	3.45% =	2,078.56		
Coverage: Bldg 17	@	3.45% =	2,078.56		
Coverage: Bldg 18	@	3.45% =	2,078.56		
Coverage: Bldg 20	@	3.45% =	2,078.56		
Coverage: Bldg 21	@	3.45% =	2,078.56		
Coverage: Bldg 22	@	3.45% =	2,078.56		
Coverage: Bldg 23	@	3.45% =	2,078.56		
Coverage: Bldg 24	@	3.45% =	2,078.56		
Coverage: Bldg 25	@	3.45% =	2,078.56		
Coverage: Bldg 26	@	3.45% =	2,078.56		
Coverage: Bldg 27	@	3.45% =	2,078.56		
Coverage: Bldg 28	@	3.45% =	2,078.56		
Coverage: Bldg 29	@	3.45% =	2,078.56		
Coverage: Bldg 19	@	3.45% =	2,078.56		
MOISTURE PROTECTION			2,713.02	338.65	2,374.37
Coverage: Bldg 1	@	5.83% =	158.04		
Coverage: Bldg 3	@	14.56% =	395.10		
Coverage: Bldg 6	@	4.53% =	122.92		
Coverage: Bldg 7	@	41.42% =	1,123.84		
Coverage: Bldg 12	@	1.94% =	52.68		
Coverage: Bldg 13	@	1.62% =	43.90		
Coverage: Bldg 15	@	1.29% =	35.12		
Coverage: Bldg 17	@	4.53% =	122.92		
Coverage: Bldg 18	@	3.88% =	105.36		
Coverage: Bldg 20	@	8.74% =	237.06		
Coverage: Bldg 23	@	4.53% =	122.92		
Coverage: Bldg 24	@	7.12% =	193.16		



CCMG, LLC

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1776 S. Jackson Street, Suite 518
Denver, CO 80210

O&P Items			RCV	Deprec.	ACV
PAINTING			194,029.21	21,839.07	172,190.14
Coverage: Bldg 1	@	4.17% =	8,091.95		
Coverage: Bldg 2	@	4.17% =	8,091.95		
Coverage: Bldg 3	@	4.17% =	8,091.95		
Coverage: Bldg 4	@	4.17% =	8,091.95		
Coverage: Bldg 5	@	4.17% =	8,091.95		
Coverage: Bldg 6	@	4.17% =	8,091.95		
Coverage: Bldg 7	@	4.17% =	8,091.95		
Coverage: Bldg 8	@	4.17% =	8,091.95		
Coverage: Bldg 9	@	4.17% =	8,091.95		
Coverage: Bldg 10	@	4.17% =	8,091.95		
Coverage: Bldg 11	@	4.17% =	8,091.95		
Coverage: Bldg 12	@	3.45% =	6,701.71		
Coverage: Bldg 13	@	3.45% =	6,701.71		
Coverage: Bldg 14	@	3.45% =	6,701.71		
Coverage: Bldg 15	@	2.91% =	5,646.15		
Coverage: Bldg 16	@	2.91% =	5,646.15		
Coverage: Bldg 17	@	2.91% =	5,646.15		
Coverage: Bldg 18	@	2.91% =	5,646.15		
Coverage: Bldg 20	@	2.91% =	5,646.15		
Coverage: Bldg 21	@	2.91% =	5,646.15		
Coverage: Bldg 22	@	2.91% =	5,646.15		
Coverage: Bldg 23	@	2.91% =	5,646.15		
Coverage: Bldg 24	@	2.91% =	5,646.15		
Coverage: Bldg 25	@	2.91% =	5,646.15		
Coverage: Bldg 26	@	2.91% =	5,646.15		
Coverage: Bldg 27	@	2.91% =	5,646.15		
Coverage: Bldg 28	@	2.91% =	5,646.15		
Coverage: Bldg 29	@	2.91% =	5,646.15		
Coverage: Clubhouse	@	0.11% =	220.38		
Coverage: Bldg 19	@	2.91% =	5,646.15		
ROOFING			7,769.96	293.66	7,476.30
Coverage: Clubhouse	@	100.00% =	7,769.96		
SIDING			22,008.68	1,063.92	20,944.76
Coverage: Bldg 1	@	10.94% =	2,408.52		
Coverage: Bldg 3	@	20.40% =	4,489.48		
Coverage: Bldg 6	@	6.30% =	1,387.06		
Coverage: Bldg 7	@	17.25% =	3,795.58		
Coverage: Bldg 12	@	2.49% =	546.92		
Coverage: Bldg 13	@	1.99% =	437.98		
Coverage: Bldg 15	@	1.82% =	401.42		
Coverage: Bldg 17	@	6.30% =	1,387.06		
Coverage: Bldg 18	@	4.48% =	985.64		
Coverage: Bldg 20	@	12.77% =	2,810.68		
Coverage: Bldg 23	@	6.30% =	1,387.06		
Coverage: Bldg 24	@	8.96% =	1,971.28		



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O&P Items			RCV	Deprec.	ACV
SOFFIT, FASCIA, & GUTTER			162,576.29	18,307.63	144,268.66
Coverage: Bldg 1	@	4.61% =	7,498.68		
Coverage: Bldg 2	@	4.61% =	7,498.68		
Coverage: Bldg 3	@	4.61% =	7,498.68		
Coverage: Bldg 4	@	4.61% =	7,498.68		
Coverage: Bldg 5	@	4.61% =	7,498.68		
Coverage: Bldg 6	@	4.61% =	7,498.68		
Coverage: Bldg 7	@	4.61% =	7,498.68		
Coverage: Bldg 8	@	4.61% =	7,498.68		
Coverage: Bldg 9	@	4.61% =	7,498.68		
Coverage: Bldg 10	@	4.61% =	7,498.68		
Coverage: Bldg 11	@	4.61% =	7,498.68		
Coverage: Bldg 12	@	3.56% =	5,792.68		
Coverage: Bldg 13	@	3.56% =	5,792.68		
Coverage: Bldg 14	@	3.56% =	5,792.68		
Coverage: Bldg 15	@	2.50% =	4,068.20		
Coverage: Bldg 16	@	2.50% =	4,068.20		
Coverage: Bldg 17	@	2.50% =	4,068.20		
Coverage: Bldg 18	@	2.50% =	4,068.20		
Coverage: Bldg 20	@	2.50% =	4,068.20		
Coverage: Bldg 21	@	2.50% =	4,068.20		
Coverage: Bldg 22	@	2.50% =	4,068.20		
Coverage: Bldg 23	@	2.50% =	4,068.20		
Coverage: Bldg 24	@	2.50% =	4,068.20		
Coverage: Bldg 25	@	2.50% =	4,068.20		
Coverage: Bldg 26	@	2.50% =	4,068.20		
Coverage: Bldg 27	@	2.50% =	4,068.20		
Coverage: Bldg 28	@	2.50% =	4,068.20		
Coverage: Bldg 29	@	2.50% =	4,068.20		
Coverage: Clubhouse	@	1.04% =	1,689.77		
Coverage: Bldg 19	@	2.50% =	4,068.20		



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O&P Items			RCV	Deprec.	ACV
TEMPORARY REPAIRS			869.42		869.42
Coverage: Bldg 1	@	3.45% =	29.98		
Coverage: Bldg 2	@	3.45% =	29.98		
Coverage: Bldg 3	@	3.45% =	29.98		
Coverage: Bldg 4	@	3.45% =	29.98		
Coverage: Bldg 5	@	3.45% =	29.98		
Coverage: Bldg 6	@	3.45% =	29.98		
Coverage: Bldg 7	@	3.45% =	29.98		
Coverage: Bldg 8	@	3.45% =	29.98		
Coverage: Bldg 9	@	3.45% =	29.98		
Coverage: Bldg 10	@	3.45% =	29.98		
Coverage: Bldg 11	@	3.45% =	29.98		
Coverage: Bldg 12	@	3.45% =	29.98		
Coverage: Bldg 13	@	3.45% =	29.98		
Coverage: Bldg 14	@	3.45% =	29.98		
Coverage: Bldg 15	@	3.45% =	29.98		
Coverage: Bldg 16	@	3.45% =	29.98		
Coverage: Bldg 17	@	3.45% =	29.98		
Coverage: Bldg 18	@	3.45% =	29.98		
Coverage: Bldg 20	@	3.45% =	29.98		
Coverage: Bldg 21	@	3.45% =	29.98		
Coverage: Bldg 22	@	3.45% =	29.98		
Coverage: Bldg 23	@	3.45% =	29.98		
Coverage: Bldg 24	@	3.45% =	29.98		
Coverage: Bldg 25	@	3.45% =	29.98		
Coverage: Bldg 26	@	3.45% =	29.98		
Coverage: Bldg 27	@	3.45% =	29.98		
Coverage: Bldg 28	@	3.45% =	29.98		
Coverage: Bldg 29	@	3.45% =	29.98		
Coverage: Bldg 19	@	3.45% =	29.98		



CCMG, LLC

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O&P Items			RCV	Deprec.	ACV
WINDOW REGLAZING & REPAIR			82,714.55	32,439.40	50,275.15
Coverage: Bldg 1	@	3.11% =	2,574.04		
Coverage: Bldg 2	@	3.11% =	2,570.99		
Coverage: Bldg 3	@	3.34% =	2,764.90		
Coverage: Bldg 4	@	2.83% =	2,344.13		
Coverage: Bldg 5	@	4.86% =	4,016.16		
Coverage: Bldg 6	@	4.57% =	3,781.77		
Coverage: Bldg 7	@	3.23% =	2,673.12		
Coverage: Bldg 8	@	5.00% =	4,139.71		
Coverage: Bldg 9	@	5.56% =	4,602.61		
Coverage: Bldg 10	@	5.40% =	4,467.53		
Coverage: Bldg 11	@	4.47% =	3,698.70		
Coverage: Bldg 12	@	3.92% =	3,239.10		
Coverage: Bldg 13	@	3.85% =	3,187.09		
Coverage: Bldg 14	@	3.59% =	2,968.70		
Coverage: Bldg 15	@	2.75% =	2,276.12		
Coverage: Bldg 16	@	2.51% =	2,078.91		
Coverage: Bldg 17	@	2.22% =	1,834.40		
Coverage: Bldg 18	@	3.11% =	2,575.23		
Coverage: Bldg 20	@	2.39% =	1,978.19		
Coverage: Bldg 21	@	3.49% =	2,887.28		
Coverage: Bldg 22	@	2.99% =	2,470.27		
Coverage: Bldg 23	@	2.33% =	1,929.24		
Coverage: Bldg 24	@	2.08% =	1,717.44		
Coverage: Bldg 25	@	3.30% =	2,731.96		
Coverage: Bldg 26	@	3.07% =	2,541.34		
Coverage: Bldg 27	@	3.29% =	2,718.31		
Coverage: Bldg 28	@	2.26% =	1,867.59		
Coverage: Bldg 29	@	2.54% =	2,100.09		
Coverage: Clubhouse	@	2.70% =	2,236.77		
Coverage: Bldg 19	@	2.11% =	1,742.86		
WINDOW TREATMENT			2,271.50		2,271.50
Coverage: Bldg 1	@	12.00% =	272.58		
Coverage: Bldg 3	@	20.00% =	454.30		
Coverage: Bldg 6	@	6.00% =	136.29		
Coverage: Bldg 7	@	18.00% =	408.87		
Coverage: Bldg 12	@	4.00% =	90.86		
Coverage: Bldg 13	@	2.00% =	45.43		
Coverage: Bldg 15	@	2.00% =	45.43		
Coverage: Bldg 17	@	6.00% =	136.29		
Coverage: Bldg 18	@	4.00% =	90.86		
Coverage: Bldg 20	@	12.00% =	272.58		
Coverage: Bldg 23	@	6.00% =	136.29		
Coverage: Bldg 24	@	8.00% =	181.72		



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O&P Items				RCV	Deprec.	ACV
WINDOWS - VINYL				36,780.26	7,802.33	28,977.93
Coverage: Bldg 1	@	10.77% =		3,961.92		
Coverage: Bldg 3	@	20.10% =		7,394.21		
Coverage: Bldg 6	@	6.41% =		2,356.25		
Coverage: Bldg 7	@	17.18% =		6,318.17		
Coverage: Bldg 12	@	2.65% =		973.32		
Coverage: Bldg 13	@	1.89% =		695.28		
Coverage: Bldg 15	@	2.66% =		978.28		
Coverage: Bldg 17	@	6.41% =		2,356.25		
Coverage: Bldg 18	@	4.61% =		1,695.93		
Coverage: Bldg 20	@	11.70% =		4,302.54		
Coverage: Bldg 23	@	6.41% =		2,356.25		
Coverage: Bldg 24	@	9.22% =		3,391.86		
EXTERIOR STRUCTURES				227.60		227.60
Coverage: Clubhouse	@	100.00% =		227.60		
O&P Items Subtotal				720,512.60	91,490.64	629,021.96
Non-O&P Items				RCV	Deprec.	ACV



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Non-O&P Items			RCV	Deprec.	ACV
GENERAL DEMOLITION			135,581.39		135,581.39
Coverage: Bldg 1	@	4.46% =	6,040.36		
Coverage: Bldg 2	@	4.46% =	6,040.36		
Coverage: Bldg 3	@	4.46% =	6,040.36		
Coverage: Bldg 4	@	4.46% =	6,040.36		
Coverage: Bldg 5	@	4.46% =	6,040.36		
Coverage: Bldg 6	@	4.46% =	6,040.36		
Coverage: Bldg 7	@	4.46% =	6,040.36		
Coverage: Bldg 8	@	4.46% =	6,040.36		
Coverage: Bldg 9	@	4.46% =	6,040.36		
Coverage: Bldg 10	@	4.46% =	6,040.36		
Coverage: Bldg 11	@	4.46% =	6,040.36		
Coverage: Bldg 12	@	3.37% =	4,569.01		
Coverage: Bldg 13	@	3.37% =	4,569.01		
Coverage: Bldg 14	@	3.37% =	4,569.01		
Coverage: Bldg 15	@	2.73% =	3,695.36		
Coverage: Bldg 16	@	2.73% =	3,695.36		
Coverage: Bldg 17	@	2.73% =	3,695.36		
Coverage: Bldg 18	@	2.73% =	3,695.36		
Coverage: Bldg 20	@	2.73% =	3,695.36		
Coverage: Bldg 21	@	2.73% =	3,695.36		
Coverage: Bldg 22	@	2.73% =	3,695.36		
Coverage: Bldg 23	@	2.73% =	3,695.36		
Coverage: Bldg 24	@	2.73% =	3,695.36		
Coverage: Bldg 25	@	2.73% =	3,695.36		
Coverage: Bldg 26	@	2.73% =	3,695.36		
Coverage: Bldg 27	@	2.73% =	3,695.36		
Coverage: Bldg 28	@	2.73% =	3,695.36		
Coverage: Bldg 29	@	2.73% =	3,695.36		
Coverage: Bldg 19	@	2.73% =	3,695.36		



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Non-O&P Items			RCV	Deprec.	ACV
HEAT, VENT & AIR CONDITIONING			18,769.70	1,902.71	16,866.99
Coverage: Bldg 1	@	4.42% =	829.60		
Coverage: Bldg 2	@	4.42% =	829.60		
Coverage: Bldg 3	@	4.42% =	829.60		
Coverage: Bldg 4	@	4.42% =	829.60		
Coverage: Bldg 5	@	4.42% =	829.60		
Coverage: Bldg 6	@	4.42% =	829.60		
Coverage: Bldg 7	@	4.42% =	829.60		
Coverage: Bldg 8	@	4.42% =	829.60		
Coverage: Bldg 9	@	4.42% =	829.60		
Coverage: Bldg 10	@	4.42% =	829.60		
Coverage: Bldg 11	@	4.42% =	829.60		
Coverage: Bldg 12	@	3.31% =	622.20		
Coverage: Bldg 13	@	3.31% =	622.20		
Coverage: Bldg 14	@	3.31% =	622.20		
Coverage: Bldg 15	@	2.76% =	518.50		
Coverage: Bldg 16	@	2.76% =	518.50		
Coverage: Bldg 17	@	2.76% =	518.50		
Coverage: Bldg 18	@	2.76% =	518.50		
Coverage: Bldg 20	@	2.76% =	518.50		
Coverage: Bldg 21	@	2.76% =	518.50		
Coverage: Bldg 22	@	2.76% =	518.50		
Coverage: Bldg 23	@	2.76% =	518.50		
Coverage: Bldg 24	@	2.76% =	518.50		
Coverage: Bldg 25	@	2.76% =	518.50		
Coverage: Bldg 26	@	2.76% =	518.50		
Coverage: Bldg 27	@	2.76% =	518.50		
Coverage: Bldg 28	@	2.76% =	518.50		
Coverage: Bldg 29	@	2.76% =	518.50		
Coverage: Bldg 19	@	2.76% =	518.50		



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Non-O&P Items			RCV	Deprec.	ACV
LABOR ONLY			30,160.19		30,160.19
Coverage: Bldg 1	@	4.37% =	1,318.97		
Coverage: Bldg 2	@	4.37% =	1,318.97		
Coverage: Bldg 3	@	4.37% =	1,318.97		
Coverage: Bldg 4	@	4.37% =	1,318.97		
Coverage: Bldg 5	@	4.37% =	1,318.97		
Coverage: Bldg 6	@	4.37% =	1,318.97		
Coverage: Bldg 7	@	4.37% =	1,318.97		
Coverage: Bldg 8	@	4.37% =	1,318.97		
Coverage: Bldg 9	@	4.37% =	1,318.97		
Coverage: Bldg 10	@	4.37% =	1,318.97		
Coverage: Bldg 11	@	4.37% =	1,318.97		
Coverage: Bldg 12	@	3.30% =	995.27		
Coverage: Bldg 13	@	3.30% =	995.27		
Coverage: Bldg 14	@	3.30% =	995.27		
Coverage: Bldg 15	@	2.68% =	807.09		
Coverage: Bldg 16	@	2.68% =	807.09		
Coverage: Bldg 17	@	2.68% =	807.09		
Coverage: Bldg 18	@	2.68% =	807.09		
Coverage: Bldg 20	@	2.68% =	807.09		
Coverage: Bldg 21	@	2.68% =	807.09		
Coverage: Bldg 22	@	2.68% =	807.09		
Coverage: Bldg 23	@	2.68% =	807.09		
Coverage: Bldg 24	@	2.68% =	807.09		
Coverage: Bldg 25	@	2.68% =	807.09		
Coverage: Bldg 26	@	2.68% =	807.09		
Coverage: Bldg 27	@	2.68% =	807.09		
Coverage: Bldg 28	@	2.68% =	807.09		
Coverage: Bldg 29	@	2.68% =	807.09		
Coverage: Clubhouse	@	1.85% =	559.36		
Coverage: Bldg 19	@	2.68% =	807.09		



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Non-O&P Items				RCV	Deprec.	ACV
PAINTING				19,834.20	1,674.00	18,160.20
Coverage: Bldg 1	@	4.44% =		881.52		
Coverage: Bldg 2	@	4.44% =		881.52		
Coverage: Bldg 3	@	4.44% =		881.52		
Coverage: Bldg 4	@	4.44% =		881.52		
Coverage: Bldg 5	@	4.44% =		881.52		
Coverage: Bldg 6	@	4.44% =		881.52		
Coverage: Bldg 7	@	4.44% =		881.52		
Coverage: Bldg 8	@	4.44% =		881.52		
Coverage: Bldg 9	@	4.44% =		881.52		
Coverage: Bldg 10	@	4.44% =		881.52		
Coverage: Bldg 11	@	4.44% =		881.52		
Coverage: Bldg 12	@	3.15% =		624.41		
Coverage: Bldg 13	@	3.15% =		624.41		
Coverage: Bldg 14	@	3.15% =		624.41		
Coverage: Bldg 15	@	2.78% =		550.95		
Coverage: Bldg 16	@	2.78% =		550.95		
Coverage: Bldg 17	@	2.78% =		550.95		
Coverage: Bldg 18	@	2.78% =		550.95		
Coverage: Bldg 20	@	2.78% =		550.95		
Coverage: Bldg 21	@	2.78% =		550.95		
Coverage: Bldg 22	@	2.78% =		550.95		
Coverage: Bldg 23	@	2.78% =		550.95		
Coverage: Bldg 24	@	2.78% =		550.95		
Coverage: Bldg 25	@	2.78% =		550.95		
Coverage: Bldg 26	@	2.78% =		550.95		
Coverage: Bldg 27	@	2.78% =		550.95		
Coverage: Bldg 28	@	2.78% =		550.95		
Coverage: Bldg 29	@	2.78% =		550.95		
Coverage: Bldg 19	@	2.78% =		550.95		



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Non-O&P Items				RCV	Deprec.	ACV
ROOFING				1,410,595.45	84,354.18	1,326,241.27
Coverage: Bldg 1	@	4.40% =		62,007.83		
Coverage: Bldg 2	@	4.40% =		62,007.83		
Coverage: Bldg 3	@	4.40% =		62,007.83		
Coverage: Bldg 4	@	4.40% =		62,007.83		
Coverage: Bldg 5	@	4.40% =		62,007.83		
Coverage: Bldg 6	@	4.40% =		62,007.83		
Coverage: Bldg 7	@	4.40% =		62,007.83		
Coverage: Bldg 8	@	4.40% =		62,007.83		
Coverage: Bldg 9	@	4.40% =		62,007.83		
Coverage: Bldg 10	@	4.40% =		62,007.83		
Coverage: Bldg 11	@	4.40% =		62,007.83		
Coverage: Bldg 12	@	3.37% =		47,583.24		
Coverage: Bldg 13	@	3.37% =		47,583.24		
Coverage: Bldg 14	@	3.37% =		47,583.24		
Coverage: Bldg 15	@	2.73% =		38,561.84		
Coverage: Bldg 16	@	2.73% =		38,561.84		
Coverage: Bldg 17	@	2.73% =		38,561.84		
Coverage: Bldg 18	@	2.73% =		38,561.84		
Coverage: Bldg 20	@	2.73% =		38,561.84		
Coverage: Bldg 21	@	2.73% =		38,561.84		
Coverage: Bldg 22	@	2.73% =		38,561.84		
Coverage: Bldg 23	@	2.73% =		38,561.84		
Coverage: Bldg 24	@	2.73% =		38,561.84		
Coverage: Bldg 25	@	2.73% =		38,561.84		
Coverage: Bldg 26	@	2.73% =		38,561.84		
Coverage: Bldg 27	@	2.73% =		38,561.84		
Coverage: Bldg 28	@	2.73% =		38,561.84		
Coverage: Bldg 29	@	2.73% =		38,561.84		
Coverage: Clubhouse	@	0.52% =		7,332.00		
Coverage: Bldg 19	@	2.73% =		38,561.84		
Non-O&P Items Subtotal				1,614,940.93	87930.89	1,527,010.04
O&P Items Subtotal				720,512.60	91,490.64	629,021.96
Material Sales Tax				55,836.43		55,836.43
Coverage: Bldg 1	@	4.49% =		2,507.35		
Coverage: Bldg 2	@	4.12% =		2,300.91		
Coverage: Bldg 3	@	4.84% =		2,703.43		
Coverage: Bldg 4	@	4.09% =		2,285.29		
Coverage: Bldg 5	@	4.30% =		2,402.83		
Coverage: Bldg 6	@	4.53% =		2,531.89		
Coverage: Bldg 7	@	4.77% =		2,662.40		
Coverage: Bldg 8	@	4.32% =		2,410.84		
Coverage: Bldg 9	@	4.37% =		2,441.28		
Coverage: Bldg 10	@	4.35% =		2,431.60		
Coverage: Bldg 11	@	4.26% =		2,379.03		
Coverage: Bldg 12	@	3.39% =		1,891.74		



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Coverage: Bldg 13	@	3.37% =	1,882.10	
Coverage: Bldg 14	@	3.28% =	1,832.15	
Coverage: Bldg 15	@	2.71% =	1,513.00	
Coverage: Bldg 16	@	2.59% =	1,443.64	
Coverage: Bldg 17	@	2.79% =	1,555.17	
Coverage: Bldg 18	@	2.81% =	1,569.63	
Coverage: Bldg 20	@	2.98% =	1,666.28	
Coverage: Bldg 21	@	2.68% =	1,496.00	
Coverage: Bldg 22	@	2.63% =	1,468.53	
Coverage: Bldg 23	@	2.80% =	1,560.86	
Coverage: Bldg 24	@	2.88% =	1,608.84	
Coverage: Bldg 25	@	2.66% =	1,485.94	
Coverage: Bldg 26	@	2.64% =	1,473.59	
Coverage: Bldg 27	@	2.66% =	1,485.51	
Coverage: Bldg 28	@	2.55% =	1,423.49	
Coverage: Bldg 29	@	2.59% =	1,445.01	
Coverage: Clubhouse	@	1.00% =	560.38	
Coverage: Bldg 19	@	2.54% =	1,417.72	
Storage Rental Tax			44.95	44.95
Coverage: Bldg 1	@	3.45% =	1.55	
Coverage: Bldg 2	@	3.45% =	1.55	
Coverage: Bldg 3	@	3.45% =	1.55	
Coverage: Bldg 4	@	3.45% =	1.55	
Coverage: Bldg 5	@	3.45% =	1.55	
Coverage: Bldg 6	@	3.45% =	1.55	
Coverage: Bldg 7	@	3.45% =	1.55	
Coverage: Bldg 8	@	3.45% =	1.55	
Coverage: Bldg 9	@	3.45% =	1.55	
Coverage: Bldg 10	@	3.45% =	1.55	
Coverage: Bldg 11	@	3.45% =	1.55	
Coverage: Bldg 12	@	3.45% =	1.55	
Coverage: Bldg 13	@	3.45% =	1.55	
Coverage: Bldg 14	@	3.45% =	1.55	
Coverage: Bldg 15	@	3.45% =	1.55	
Coverage: Bldg 16	@	3.45% =	1.55	
Coverage: Bldg 17	@	3.45% =	1.55	
Coverage: Bldg 18	@	3.45% =	1.55	
Coverage: Bldg 20	@	3.45% =	1.55	
Coverage: Bldg 21	@	3.45% =	1.55	
Coverage: Bldg 22	@	3.45% =	1.55	
Coverage: Bldg 23	@	3.45% =	1.55	
Coverage: Bldg 24	@	3.45% =	1.55	
Coverage: Bldg 25	@	3.45% =	1.55	
Coverage: Bldg 26	@	3.45% =	1.55	
Coverage: Bldg 27	@	3.45% =	1.55	
Coverage: Bldg 28	@	3.45% =	1.55	
Coverage: Bldg 29	@	3.45% =	1.55	
Coverage: Bldg 19	@	3.45% =	1.55	
Overhead			73,972.16	73,972.16



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Coverage: Bldg 1	@	4.64% =	3,435.67	
Coverage: Bldg 2	@	3.56% =	2,633.69	
Coverage: Bldg 3	@	5.64% =	4,168.67	
Coverage: Bldg 4	@	3.56% =	2,631.61	
Coverage: Bldg 5	@	3.79% =	2,805.77	
Coverage: Bldg 6	@	4.44% =	3,281.46	
Coverage: Bldg 7	@	5.44% =	4,021.95	
Coverage: Bldg 8	@	3.91% =	2,895.37	
Coverage: Bldg 9	@	3.99% =	2,950.64	
Coverage: Bldg 10	@	3.90% =	2,884.67	
Coverage: Bldg 11	@	3.81% =	2,817.96	
Coverage: Bldg 12	@	3.35% =	2,476.41	
Coverage: Bldg 13	@	3.31% =	2,447.19	
Coverage: Bldg 14	@	3.08% =	2,281.28	
Coverage: Bldg 15	@	2.78% =	2,059.50	
Coverage: Bldg 16	@	2.45% =	1,808.88	
Coverage: Bldg 17	@	3.03% =	2,239.18	
Coverage: Bldg 18	@	3.04% =	2,249.03	
Coverage: Bldg 20	@	3.67% =	2,714.39	
Coverage: Bldg 21	@	2.58% =	1,905.48	
Coverage: Bldg 22	@	2.51% =	1,855.68	
Coverage: Bldg 23	@	3.04% =	2,250.55	
Coverage: Bldg 24	@	3.35% =	2,475.49	
Coverage: Bldg 25	@	2.58% =	1,911.87	
Coverage: Bldg 26	@	2.55% =	1,889.08	
Coverage: Bldg 27	@	2.65% =	1,960.11	
Coverage: Bldg 28	@	2.41% =	1,784.13	
Coverage: Bldg 29	@	2.45% =	1,811.40	
Coverage: Clubhouse	@	2.03% =	1,504.22	
Coverage: Bldg 19	@	2.46% =	1,820.83	
Profit			73,972.16	73,972.16
Coverage: Bldg 1	@	4.64% =	3,435.67	
Coverage: Bldg 2	@	3.56% =	2,633.69	
Coverage: Bldg 3	@	5.64% =	4,168.67	
Coverage: Bldg 4	@	3.56% =	2,631.61	
Coverage: Bldg 5	@	3.79% =	2,805.77	
Coverage: Bldg 6	@	4.44% =	3,281.46	
Coverage: Bldg 7	@	5.44% =	4,021.95	
Coverage: Bldg 8	@	3.91% =	2,895.37	
Coverage: Bldg 9	@	3.99% =	2,950.64	
Coverage: Bldg 10	@	3.90% =	2,884.67	
Coverage: Bldg 11	@	3.81% =	2,817.96	
Coverage: Bldg 12	@	3.35% =	2,476.41	
Coverage: Bldg 13	@	3.31% =	2,447.19	
Coverage: Bldg 14	@	3.08% =	2,281.28	
Coverage: Bldg 15	@	2.78% =	2,059.50	
Coverage: Bldg 16	@	2.45% =	1,808.88	
Coverage: Bldg 17	@	3.03% =	2,239.18	
Coverage: Bldg 18	@	3.04% =	2,249.03	



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Coverage: Bldg 20	@	3.67% =	2,714.39		
Coverage: Bldg 21	@	2.58% =	1,905.48		
Coverage: Bldg 22	@	2.51% =	1,855.68		
Coverage: Bldg 23	@	3.04% =	2,250.55		
Coverage: Bldg 24	@	3.35% =	2,475.49		
Coverage: Bldg 25	@	2.58% =	1,911.87		
Coverage: Bldg 26	@	2.55% =	1,889.08		
Coverage: Bldg 27	@	2.65% =	1,960.11		
Coverage: Bldg 28	@	2.41% =	1,784.13		
Coverage: Bldg 29	@	2.45% =	1,811.40		
Coverage: Clubhouse	@	2.03% =	1,504.22		
Coverage: Bldg 19	@	2.46% =	1,820.83		
Total			2,539,279.23	179,421.53	2,359,857.70

