



# Aspen Fire Protection District Board of Directors Special Meeting

MEETING DATE: March 24, 2022  
MEETING TIME: 5:00pm

LOCATION: 420 E Hopkins

**The public is welcome to join this meeting in person at 420 E. Hopkins Ave. (upstairs conference room) or virtually through Zoom. To join, please go to:**  
<https://us02web.zoom.us/j/81866250163?pwd=eVEvSkRrdDZlYkY0dWY0dUSkphdz09> Meeting ID: 818 6625 0163 Passcode: 365443. Please contact Nikki Lapin, District Administrator at [nikki.lapin@aspensfire.com](mailto:nikki.lapin@aspensfire.com) if you need additional information.

## AGENDA

- I. Meeting called to order
- II. Roll Call
- III. Aspen Fire Place Housing Review
  - a. Lease Review
  - b. Eligibility Metrics
  - c. Application Update
  - d. Property Management Options
- IV. Aspen Village / Facility Needs Review

**FIRE PLACE RESIDENTIAL LEASE**  
**DRAFT 03/23/2022**

1. **PARTIES.** The parties to this residential lease are **Aspen Fire Protection District** (“Lessor” or “the Fire District”) at address 420 E. Hopkins Ave., Aspen, CO 81611 and **NAME(S)** \_\_\_\_\_ (the “Lessee”). Names, ages and relationships to Lessee of other persons who will occupy the residence during the term of this Lease:

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2. **PROPERTY.** Lessor hereby leases to the Lessee the following described premises located at **62 Front Way Unit #** \_\_\_\_\_, Aspen, CO 81611 the “Premises”, more commonly referred to as the **Fire Place Housing**. The Premises is an emergency responder housing unit offered for rental primarily to active volunteer and career/full-time emergency responders of the Fire District. The Parties agree that this Residential Lease is made as a primary occupancy location for Lessor’s volunteer and full-time/career firefighters, or other emergency responders as may be determined in the best interest of the District.

3. **TERM.** The term of the lease shall be for twelve months (12 months) and shall commence on **DATE** \_\_\_\_\_ and shall expire on **DATE** \_\_\_\_\_. The lease term is expressly contingent upon maintaining eligibility for Lessors’ emergency responder housing program as described in Addendum A. In the event that the Lessee(s) is no longer a Fire District Active Volunteer Member(s) in Good Standing, or a Fire District career/full-time firefighter(s), or a Fire District full-time employee(s) with response requirements, Lessor may terminate the Lease pursuant to Paragraph 4, below.

4. **TERMINATION.** In the event Lessee remains in possession of the Property subsequent to expiration of the Term identified in Paragraph 3, above, termination of this lease shall require written notice thirty (30) days prior to such termination, served by either Lessor or Lessee on the other party. In the event Lessee is no longer a Fire District Active Volunteer Member in Good Standing or no longer employed as a full or part-time employee of the Fire District, Lessor may terminate this Residential Lease upon thirty (30) days’ prior written notice. By executing this Residential Lease, Lessee knowingly and voluntarily consents to the requirement that continued occupancy for the full Lease term is expressly contingent upon continued service as an Active Volunteer Member in Good Standing, or continued employment with the Fire District, as described fully in Addendum A. This Paragraph does authorize premature termination by the Lessee prior to the expiration date stated above only with at least thirty (30) days’ prior written notice to the Lessor. No verbal representation of any kind by either party shall be acceptable in lieu of written notice to terminate, nor shall any verbal representation by Lessor be acceptable as authorization for premature termination by Lessee.

5. **RENT AND LATE CHARGES.**

Rent is payable in monthly installments of: \_\_\_\_\_.

Rent for the full term of this Lease is: \_\_\_\_\_.

Rent for the first month shall be due and payable by the move-in date and will be pro-rated based on the date of occupancy. Thereafter rent is due on the first day of each calendar month of the Lease Term. The rent will be paid by the Lessee to the Fire District by either method defined in Paragraph 17(A) (Lease Covenants). In the event that Lessor does not receive each monthly rental payment from Lessee when and as due, Lessee’s lease shall be in default. If the full monthly rent is not received by Lessor on or before the fifth (5<sup>th</sup>) day of the month, Lessee shall pay a service charge of \$25.00 plus a late charge equal to five percent (5%) of the monthly rent amount. Lessor MAY accept payment by hand-delivered personal check for any given month, but shall not be bound to continue such practice if Lessor determines otherwise. A service charge of \$25.00 shall be due on all returned checks, which shall be in addition to any late charges accruing, if any. If a month-to-month tenancy exists, the monthly rent may be increased at the option of Lessor with written notice properly served on Lessee.

6. **ADDITIONAL RENT.** Fire District volunteer firefighter Lessees at Fire Place Housing are required to schedule and work an additional 24-hour response duty shift per month beyond what is required to be considered a Shifted-Track Active Volunteer Firefighter staff "member in good standing". All scheduled response shifts of the volunteer firefighter Lessee that are canceled for any reason must be re-scheduled and worked, with the exception of official medical leaves of absence from the Fire District. All Lessees may also be required to perform additional tasks for the upkeep of the Fire Place common areas (e.g., snow shoveling and/or clean-up).

7. **SECURITY DEPOSIT.** Lessee shall pay a Security Deposit in the sum of One Thousand Dollars and no/100 (\$1,000.00) upon execution of this Lease. The Security Deposit shall be held by Lessor as a damage and security deposit to secure Lessee's performance of the Lease and to be returned to Lessee, within the longest time period allowed by law, on the full and faithful performance by Lessee of the provisions hereof. The basis for refunding the Security Deposit at the termination of this lease shall be in accordance with applicable statutes and the terms and conditions hereof. If Lessee defaults, in addition to cleaning and repair damages, Lessor may use said Security Deposit to cover unpaid rental, costs incident to keys and garage door opener(s), and costs incident to re-rental including but not limited to agent's fees, advertising, and the like. Such Security Deposit may not be applied to the last month's rental unless Lessor approves of same in writing in advance. Lessor may use said Security Deposit during the rental term for Lessor's own purposes without obligation or interest charge subject only to returning same at the end of the rental term as herein provided.

8. **CONDITION OF PREMISES.** Lessee has inspected the Premises and accepts the same as being in the condition as stated in **ADDENDUM B** attached hereto and made a part hereof. This is the move in/out schedule. It shall be completed and signed by the Lessee and the Lessor within ten (10) days after date of occupancy.

9. **OCCUPANCY.** Lessee agrees to permit no others besides the occupants listed in Paragraph 1 of the Lease to reside at Premises at any time without Lessor's express oral or written permission first being obtained, except for "temporary periods" of time hereby defined as not exceeding a total of seventy-two (72) consecutive hours during which "temporary periods" Lessee may have a reasonable number of guests. The Premises shall be used and occupied by Lessee exclusively as a private single-family residence, and neither the Premises nor any part thereof shall be used at any time during the term of this lease by Lessee for the purpose of carrying on any business, profession, or trade of any kind.

10. **PET(S) AND PET DEPOSIT(S).** The number of pets permitted to live in any Fire Place Housing Premises, regardless of the number of individual Lessees residing in that one unit, is up to **two (2)** pets. A "pet" is defined exclusively as a domestic dog or cat. In addition to the Security Deposit described in Paragraph 7 above, Lessee shall pay a Pet Deposit in the sum of One Thousand Dollars and no/100 (\$1,000.00) PER PET owned by that Lessee, unless the pet is a bona fide service animal under ADA. This pet deposit shall be held by the Fire District for the purpose of reconditioning pet damage upon termination of this Lease. The amount refundable at that time is to be determined based on the repair expenses incurred and as itemized for the Lessee by the Lessor. Dogs shall be controlled from creating unreasonable noise. All pets shall be properly cared for and Lessor shall, in its absolute discretion, be permitted to require removal of any pet that constitutes a nuisance to the residents or employees of the development. No pets shall be allowed to roam free or unattended outside the Premises. All pet waste must be removed from grounds immediately and appropriately discarded so that others are not to be deprived of using common areas for their enjoyment at all times.

11. **SMOKING.** Absolutely no smoking of any kind is allowed inside the Premises, in any common area, or anywhere on Aspen Fire Protection District property by Lessee or any of Lessee's family co-occupants, guests or invitees.

12. **NUISANCE PROHIBITED.** Neither Lessee nor Lessee's co-occupants nor Lessee's invitees shall be a nuisance or act in any manner that would interfere with the quiet enjoyment by adjacent property owners or other tenants (or their invitees) of their premises. This prohibition includes, but is not limited to, loud noises, loud music, noxious or unpleasant odors, and disruptive behavior or actions of people and/or pets.

13. **UTILITIES.** The Lessor shall provide **TBD** in the rental amount. At Fire Place Housing, Lessee shall be responsible for establishing a customer account with Holy Cross Energy and transferring the electrical service, individually metered per unit, to Lessee's name(s) and the Lessee shall be responsible for their unit's electrical use and payment of billing for service by Holy Cross Energy. Any additional utilities shall be the sole responsibility of **TBD**. No changes shall be made to interior wiring of CATV or telephone without written permission from Lessor. Absolutely no dishes or antennas may be installed on exterior of premises.

14. **PARKING.** Lessee will be assigned one (1) parking space in the garage level with up to one (1) unassigned additional space made available per unit. No on-street tenant parking or parking at Station 62 (43 Sage Way) will be permitted for Lessee parking. Absolutely no parking of trailers, boats, motor homes etc. is allowed in the parking garage, at Station 62 or the on-street parking spaces. Motorcycles, motor scooters, bikes and electric bikes will be parked only in the designated parking area within the garage. No vehicle repairs shall be permitted in the parking garage without approval.

15. **STORAGE.** Lessee will be assigned one (1) storage unit in the garage level. Lessee is responsible for securing the storage unit. Lessor is not responsible for any items kept in an unsecured storage unit. No personal items will be stored anywhere else in the parking garage outside of the assigned storage space and including in the assigned parking space.

16. **KEYS AND PARKING GARAGE DOOR OPENER(S).** Two (2) sets of keys and no more than two (2) parking garage door openers shall be issued to Lessee on the date of move-in. Lessee shall not change the locks or install other locks on the doors. Lessee shall immediately return to Lessor all keys and the parking garage door opener(s) upon termination of this Lease and/or vacation of the Premises. Failing to return these items to Lessor, the Lessee will be charged the actual cost to change the locks and/or purchase the replacement garage door opener(s) and such costs shall be withheld from Lessee's Security Deposit.

17. **COVENANTS OF LEASE.** The Lessee covenants and agrees as follows:

(A) To pay rent as provided above. Upon execution of this lease the Lessee will arrange with their financial institution for automatic rent payments by electronic payments to the Fire District's Alpine Bank checking account on the first business day of each month. Alternatively, the Lessee will arrange with their financial institution to automatically mail a paper check to be received by the Fire District's Finance Manager or designee by the first business day of each month.

(B) To not make any alterations or changes in the, upon or about the Premises without first obtaining Lessor's written consent therefor, except for minor repairs which Lessee may perform throughout the term of the Lease;

(C) To ensure that no damage to the Premises walls occurs as a result of the hanging of paintings, framed prints or pictures or similar wall hangings;

(D) To immediately notify Lessor of any breakdown or failure of fixtures, appliances or services upon the Premises. Lessee will be responsible for all costs of Lessee misuse or if neglect is evident. Lessor will be responsible for all costs due to normal wear and tear. Repair calls will be by appointment with Lessee if appropriate and requested by Lessee;

(E) To neither hold nor attempt to hold the Lessor liable for any injury or damage occasioned by defective wiring or by the breaking or stoppage of utilities or from pipes freezing or otherwise, or for any other defect or breakdown which occurs before, during or after the Lease term;

(F) To never sublet (including allowing apartment-sitting) any part of the Premises nor assign the Lease, or any interest herein;

(G) To use said Premises for no purposes prohibited by the laws of the United States or the State of Colorado, or by the ordinances of the County of Pitkin, or by any restrictive covenants in effect respecting the Premises, and for no improper or questionable purposes whatsoever, and to occupy the Premises solely as a private residence;

(H) To keep the Premises and all appurtenances clean and in the sanitary condition required by the ordinances and health and policy regulations of the County of Pitkin, and to not keep or have on the Premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the Premises or that might be considered hazardous by any responsible insurance company;

(I) To keep the fixtures in the house or on or about the Premises in good order and repair and to make all required maintenance or repairs to the plumbing, kitchen appliances, heating apparatus, natural gas fixtures, whenever damage thereto shall have resulted from Lessee's misuse, waste, or neglect or that of their family, agents, or visitors;

(J) WITH REASONABLE PRIOR NOTICE TO LESSEE, to allow Lessor at any reasonable hour of the day to enter into or upon and go through and view the Premises, and to inspect the Premises, with Lessor's own key whether or not Lessee is present, without liability of Lessor, EMERGENCIES EXCEPTED;

(K) At the expiration of the lease to surrender and deliver up the Premises in as good order and condition as when the same were entered upon, ORDINARY WEAR AND TEAR EXCEPTED, and to fulfill all of Lessee's obligations under this Paragraph 17, the failure of which shall result in the deduction of costs incurred by Lessor from Lessee's Security Deposit.

(L) Eligibility for occupancy in this emergency responder housing program requires that the Lessee meet certain initial and continuing requirements per **ADDENDUM A** of this Lease. Retired, auxiliary or reserve volunteer members are not eligible for continued occupancy of emergency responder housing.

18. **SURRENDER OF PREMISES.** Upon termination of Lessee's tenancy, whether by expiration of the term or by termination by Lessor or upon breach by Lessee, the Premises shall be promptly vacated by Lessee and all of Lessee's personal property shall be removed. All keys shall immediately be returned to Lessor. In the event all keys and the garage door opener(s) are not returned, Lessee will be charged the actual cost to change the locks and/or purchase the replacement garage door opener(s) and/or pro rata rent for each day after termination that these items have not been returned. All utilities shall remain on for inspection. Lessee shall be responsible for the following obligations: windows shall be clean inside and out, all walls washed, floors cleaned, cabinets clean (inside and out), drawers free of debris, counter tops clean, sink clean, refrigerator clean, stove and oven clean, microwave oven clean, bathrooms clean, carpeting cleaned and shampooed, lighting fixtures clean with good bulbs in every light socket, and storage unit empty and clean. Walls, doors, counter tops, and carpets shall be in good condition excluding reasonable wear and tear. Damage to walls/doors must be patched and painted at Lessee's expense. Any damage to the Premises, not documented in writing during initial move-in, must be repaired at Lessee's expense. All such repairs must be to Lessor's satisfaction. If Lessor must perform any of the cleaning/repairs as stated in this Paragraph, the actual cost thereof will be deducted from the Security Deposit. If the Security Deposit is insufficient to cover said costs, Lessor may bring action for damages against Lessee, including reasonable costs and attorney's fees.

19. **DEFAULT.** In the event of default hereunder the following remedies shall apply:

(A) In the event the Premises are left vacant and any part of the rent herein reserved is due and unpaid, then the Lessor may, without being obligated to do so, and without terminating the Lease, retake possession of the Premises and rent the same for such rent and upon such conditions as the Lessor may think best, making such changes and repairs as may be required, giving credit for the amount of rent received, less all expenses of such changes and repairs. Lessee shall be liable for the balance of the rent until the expiration of the Lease term.

(B) In the event the rent, or any part thereof, shall be in arrears, or if default shall be made in any of the covenants or agreements herein contained to be kept or performed by Lessee, Lessor may declare the term of the Lease ended and evict any persons from the Premises as is provided by Colorado statute. If the term of the Lease shall be

ended as aforesaid, or in any other way, the Lessee hereby covenants and agrees to surrender the Premises peaceably to Lessor immediately upon the termination.

(C) In the event of a default, Lessor shall be entitled to recover from Lessee all damage incurred by Lessor by reason of Lessee's default including, but not limited to, the cost of recovering possessions, expenses of re-letting, including necessary renovation and alteration, reasonable attorney fees, real estate or leasing commissions actually paid, required utilities and services not included in the rent, and all lost rent.

20. **INSURANCE.** Lessor has hazard insurance in full force and effect upon the Premises; however, such insurance does not cover the personal property of the Lessee. Lessee is required to obtain renter's insurance upon Lessee's personal property. Lessor does not provide liability insurance for occupants. Lessee's renter's insurance policy should have a minimum of \$500,000 personal liability coverage, and Lessor shall be an additional insured on Lessee's renter's policy.

21. **WAIVER OF SUBROGATION RIGHTS.** So long as their respective insurers permit, Lessor and Lessee hereby mutually waive their respective rights of recovery against each other for any loss insured by fire, extended coverage, all risks, or other now or hereafter existing insurance for the benefit of Lessor or Lessee respectively, but only to the extent of the net insurance proceeds payable under such policies. Lessor and Lessee each agree to obtain any special endorsements required by their insurer to evidence compliance with this waiver.

22. **DAMAGES TO PREMISES:** If the Premises are so damaged by fire or from any other cause as to render them untenantable, then either party shall have the right to terminate this Lease as of the date on which such damage occurs, through written notice to the other party, to be given within fifteen (15) days after the occurrence of such damage; except that should such damage or disruption occur as a result of the abuse or negligence of Lessee, or its invitees, then Lessor shall have the right to terminate this Lease immediately. Should this right be exercised by either Lessor or Lessee, then rent for the current month shall be prorated between the parties as of the date the damage occurred and any prepaid rent and unused security deposit shall be refunded to Lessee. If this Lease is not terminated, then Lessor shall promptly repair the Premises and there shall be a proportionate deduction of rent until the Premises are repaired and ready for Lessee's occupancy. The proportionate reduction shall be based on the extent to which the making of repairs interferes with Lessee's reasonable use of the Premises as determined by Lessor in the reasonable exercise of its discretion.

23. **INDEMNIFICATION:** Lessor shall not be liable for any damage or injury to Lessee, or any other person, or to any property, occurring on the Premises, or any part thereof, or in common areas thereof, unless such damage is the proximate result of the negligence or unlawful act of Lessor, its agents or its employees and Lessor is not otherwise immune from liability under the Colorado Governmental Immunity Act, §24-10-101 et seq. Lessee agrees to hold Lessor harmless from any and all claims for damages no matter how caused, except for injury or damage for which Lessor is legally responsible.

24. **REPRESENTATIONS/INDUCEMENTS.** The parties acknowledge that no representations, inducements or promises have been made in order to induce either of them to execute this Lease, except the same as set forth within the printed terms hereof, and each of the parties represents and warrants that neither is relying upon any extrinsic fact, promise, representation or other inducement to enter into this Agreement.

25. **BINDING EFFECT.** The covenants and conditions contained herein shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this lease.

26. **TIME OF ESSENCE.** Time is of the essence as to the performance of any promise, act, or condition hereof.

27. **WAIVER.** A waiver by the Lessor of any term or condition thereof shall not constitute a continuing waiver, but on the contrary shall constitute a waiver of only the promise, act or condition specifically thereby waived.

28. **SEVERABILITY.** The Construction, validity and effect of this lease shall be governed by the laws of the State of Colorado. Any provision of this lease prohibited by such laws shall be ineffective to the extent of such prohibition without invalidating the remaining provisions hereof.

29. **COSTS AND ATTORNEY FEES.** In the event it becomes necessary or advisable for Lessor or Lessee to retain legal counsel to enforce or defend their rights hereunder; the prevailing party in the suit shall be entitled to recover against the other party all collection costs and attorney fees incurred, in addition to all other relief awarded.

30. **ADDITIONAL PROVISIONS. TBD**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Aspen Fire Protection District, Lessor

\_\_\_\_\_  
Date

\_\_\_\_\_  
NAME, Lessee

\_\_\_\_\_  
Date

\_\_\_\_\_  
NAME, Lessee

**ADDENDUM A**  
**DRAFT 03/23/2022**

**Eligibility Requirements to Initially Occupy / Lease an Aspen Fire Protection District (AFPD) Rental Housing Unit** include, but are not limited to:

(Requirements listed here are NOT necessarily in order of priority for consideration for an offer to rent.)

Be: **Active AFPD Shifted-Track Volunteer Firefighter “Member in Good Standing”**, as defined below, taken from the Aspen Fire Protection District Staff Member Handbook:

Definitions:

- **Active Status.** Active Volunteer firefighter staff member meeting the requirements listed below are considered staff members **“in good standing”**:
  - **Meets or exceeds the** required certifications as defined in *SOG 2.23 Minimum Certification Levels*, training requirements as defined in *SOG 4.1 Training Requirements* and the point requirements as defined in *APPENDIX C - Participation-Based Points Program*.
- **Volunteer Shifted Staff.** An unpaid District staff member who participates as a qualified firefighter with required duties as defined in their employee job description and receives benefits as defined in the Benefits Guide. All Volunteer staff members hired in 2020 or later are automatically required to follow the Shifted Track. These firefighters commit to fill duty shift positions on the published duty schedule, as detailed in *APPENDIX D - Operations Volunteer Tracks* Volunteer staff members participate for civic, charitable and/or humanitarian reasons, without promise, expectation, or receipt of compensation for the services rendered.
- Failure to possess, maintain or achieve within specified time frame the following qualifications shall constitute a violation of the lease agreement. The Fire Chief/CEO or designee reserves the right to modify the required responder qualifications as necessary.
  - The following are qualifications specified in *SOG 2.23 Minimum Certification Levels*:
    - Colorado Firefighter I Certification (or above)
    - Colorado HazMat Operations Certification
    - BLS for Healthcare Provider Certification
    - Emergency Medical Responder (EMR) Certification or above
    - Completion of ICS-100, ICS-200, and NIMS 700/800
  - The following are additional qualifications that are required for Fire Place volunteer firefighter Lessees:
    - Red Card for NWCG Wildland Firefighter
    - Internal or certified qualifications as Driver/Operator of Response Apparatus as may be determined and appropriate.
- Commit to an obligation to be scheduled for and to work an additional 24-hour response duty shift per month (beyond the Shifted-Track requirement). This obligation is described in full in Paragraph 6 of the Lease.
- Agree to the AFPD expectation to respond to All-Hands / All-Call page-outs whenever possible



-OR-

Be: **Currently Employed as AFPD Career Firefighter** or as **Other AFPD Full-Time Employee with Response Requirements (per their job description):**

- Meet all requirements of their AFPD Job Description or be actively working towards meeting all such requirements within a specified time frame
- Agree to the AFPD expectation to respond to All-Hands / All-Call page-outs whenever possible

-OR-

Be: **AFPD Volunteer Firefighter Recruit / Support Member**

- Be actively working towards fulfilling all requirements for Active AFPD Shifted-Track Volunteer Firefighter (see above)

-OR-

**AS NON-PRIORITY APPLICANTS**

Be: **Emergency Responder with Other Emergency-Response Agency in the Upper Roaring Fork Valley**

- Be a volunteer member in good standing or be currently employed full-time in that organization
- Be recommended (upon AFPD's request for recommendation) by that agency
- Be approved for tenancy by AFPD Fire Chief or assigned designee(s)

**NOTE:** Any Applicant for Fire District rental housing who owns any residential housing unit within the Roaring Fork Valley MAY be required to sell that property to be considered for tenancy.

### **Requirements to Maintain Occupancy / Renew Lease of AFPD Rental Housing Unit**

- Maintain appropriate Eligibility per Requirements above
  - Comply with all lease terms, conditions and requirements during term of lease
  - Maintain employment as an AFPD Career Firefighter or other AFPD Full-Time Employee with Response Requirements, or as a career/full-time emergency responder at other emergency-response agency
- OR--
- maintain Active AFPD Shifted-Track Volunteer Firefighter status at AFPD or active status at other emergency-response agency
  - For Active AFPD Volunteer Firefighters ONLY:
    - Consistently meet obligation to be scheduled for and to work an additional 24-hour response duty shift per month (beyond the Shifted-Track requirement) This obligation is described in full in Paragraph 6 of the Lease.
  - For AFPD Volunteer Firefighter Recruits / Support Members ONLY:
    - Achieve all certifications / qualifications listed above as requirements for Active AFPD Volunteer Firefighter within a specified time frame.
  - Before renewal of an Aspen Fire rental unit lease after the first year of occupancy, tenant will be required to qualify with APCA and enter APCA housing lottery for ownership units for which they qualify by their income category and as a top-priority bidder (by number of individuals in household). (Tenants would **NOT** be required to accept a lottery "win" nor sign any APCA purchase contract.)

**\*\*\*Failure to meet the requirements above to Maintain Occupancy / Renew Lease shall constitute a violation of the lease agreement.\*\*\***

**ADDENDUM B**

**MOVE IN/OUT SCHEDULE**

Unit Number: \_\_\_\_\_ Name(s) of Lessee(s): \_\_\_\_\_

**1. Kitchen / Laundry Area or Closet**

Stove / Oven \_\_\_\_\_

Cupboards \_\_\_\_\_

Floors \_\_\_\_\_

Sink \_\_\_\_\_

Microwave Oven \_\_\_\_\_

Refrigerator \_\_\_\_\_

Dishwasher \_\_\_\_\_

Walls \_\_\_\_\_

Washer and Dryer \_\_\_\_\_

Window Coverings \_\_\_\_\_

**2. Bathroom 1**

Tub \_\_\_\_\_

Towel bars \_\_\_\_\_

Sink \_\_\_\_\_

Floors \_\_\_\_\_

Shower \_\_\_\_\_

Mirrors \_\_\_\_\_

Cabinets \_\_\_\_\_

Walls \_\_\_\_\_

**3. Bathroom 2 (if applicable)**

Tub \_\_\_\_\_

Towel bars \_\_\_\_\_

Sink \_\_\_\_\_

Floors \_\_\_\_\_

Shower \_\_\_\_\_

Mirrors \_\_\_\_\_

Cabinets \_\_\_\_\_

Walls \_\_\_\_\_

**4. Bedroom 1**

Floors \_\_\_\_\_

Window Coverings \_\_\_\_\_

Walls \_\_\_\_\_

**5. Bedroom 2 (if applicable)**

Floors \_\_\_\_\_

Window Coverings \_\_\_\_\_

Walls \_\_\_\_\_

**6. Bedroom 3 (if applicable)**

Floors \_\_\_\_\_

Window Coverings \_\_\_\_\_

Walls \_\_\_\_\_

**7. Living Room**

Floors \_\_\_\_\_

Window Coverings \_\_\_\_\_

Walls \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Aspen Fire Protection District, Lessor

\_\_\_\_\_  
NAME, Lessee

\_\_\_\_\_  
NAME, Lessee

**Fire Place Eligibility Metrics / Considerations for Tenant Selections and Unit Allocations**  
**DRAFT 03/23/2022**

Per direction from the AFPD Board of Directors, it is the intention to house as many Aspen Fire Protection District Certified Firefighters as possible at the newly constructed North 40 Fire Place Housing project as was stated, and overwhelmingly approved by the voters, in the 2018 Ballot Issue 6A: "...INCLUDING, AMONG OTHER THINGS, PROVIDING FIREFIGHTER HOUSING...". The construction of in-district housing for firefighters and emergency responders will further the mission to ensure the availability of adequate trained resources and expedient response to all types of emergencies when needed.

To do so, we will look at each unit individually and determine the best way to fill that unit with AFPD firefighters. It is recognized that in some cases we will not be able to fill each unit with a firefighter in each bedroom. Some units will be leased to firefighters with family, some units possibly to recruit/support members who are working towards certification and full "Membership in Good Standing", or possibly to other Emergency Responders in agencies in the Upper Roaring Fork Valley who are not directly affiliated with AFPD. The rental units at Fire Place, for the most part, are intended to be transitional in nature and would provide for affordable housing opportunities for the long-term recruitment and retention of the District's most valued resources: its volunteer and career firefighters.

The following is a decision-making guide to assist in determining how to best fill Fire Place housing with members who can best serve the needs of the District and our community. This is not a final determination of how the units will be filled, as the individual firefighters' needs also play an important role in the decision-making process. It is a **guideline** to help fulfill the District's aim of putting as many "firefighter heads in beds" as possible.

For the following, Fully Certified Firefighter will be abbreviated to FF, Member in Good Standing will be abbreviated to MGS and Response Requirements will be abbreviated to RR

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**GUIDELINES FOR USE BY THE HOUSING SELECTION COMMITTEE FOR THE PURPOSE OF TENANT SELECTION AT FIRE PLACE HOUSING**

*The following considerations are NOT necessarily in order of priority for selection, but should all be taken into account...*

**"With the Best Interests of the Community, the Fire District and the Firefighter in mind".**

- AFPD Volunteer FF
  - AFPD Career FF
  - AFPD Employee with RR
  - AFPD Recruit/Support Members working toward full FF Certifications
  - Level of Certifications
  - Years of service with AFPD or another emergency-response agency
  - Level of participation with AFPD past and present
  - Current housing situation
  - Emergency responders from partner agencies
- =====

**Fire Place Rental Rates** are to be determined by the job/role of the Lessee at the Fire District (or by their affiliation with a local emergency-response agency other than the Fire District), and by the bedroom count of the rental unit:

- Active shifted-track volunteer firefighters who are and remain Staff “Members in Good Standing”:  
    **\$500** per month per bedroom, with studio units considered as 1-bedroom units
- Career firefighters and District employees who have response requirements (per their job description), who are and remain employed by the Fire District:  
    **\$600** per month per bedroom, with studio units considered as 1-bedroom units
- Active volunteer or career/full-time emergency responders associated with other emergency-response agency in the upper Roaring Fork Valley:  
    **\$TBD** per month per bedroom, with studio units considered as 1-bedroom units

NOTES: If a Lessee changes status **to/from** Fire District career firefighter or career/full-time employee with response requirements **from/to** Fire District volunteer firefighter, the monthly rental rate will change accordingly starting the next month after official change of status.

Subletting will not be allowed. Each unit will be leased for the term of one year. The lease will not automatically renew. Persons not meeting minimal requirements of FF MGS or other metrics, as may be approved by the Fire Chief, may be denied lease renewal and be required to vacate.

=====

**Fire Place Housing units available at initial unit allocations:**

**1- 3 Bed Single Family Home @ 1,753 SF**

**4- 3 Bed Townhomes @ 1,611 SF**

**1- 3 Bed Loft @ 1,811 SF**

**4- 2 Bed Townhomes @ 1,273 SF**

**1- 2 Bed Flat @ 1,124 SF**

**1- 1 Bed Flat @ 768 SF**

**2- Studio Apartment @ 592 SF**

**1- Studio Loft @ 890 SF**

=====

**OTHER Considerations to fill as many bedrooms with firefighter “heads in beds” as possible:**

**Studios & One Bedroom Unit:**

- One FF MGS
- FF MGS with spouse

**Two-Bedroom Units**

- Two FF MGS cohabitating
- FF MGS with family (spouse and dependent)
- Full-Time Employee with RR with family (spouse and dependent)
- Recruit in training with family (spouse and dependent)
- Emergency Responder with other Upper Roaring Fork Valley emergency-response agency (agencies not in order of priority: AAD, PCSO, APD, MRA, AVH, RFFR and others TBD)

**Three-Bedroom Townhome Units**

- Three FF MGS cohabitating
- FF MGS with family (spouse and dependents)
- Full-Time Employee with RR with family (spouse and dependent)
- Recruit in training with family (spouse and dependents)
- Emergency Responder with other Upper Roaring Fork Valley emergency-response agency (agencies not in order of priority: AAD, PCSO, APD, MRA, AVH, RFFR and others TBD)

**Three-Bedroom Single-Family House**

- Chief Officer currently employed or being recruited and subsequently hired to fill an open position. Requires AFD BOD approval.
- See Three Bedroom metric

**From:** Jerome Simecek jsimecek@romero-group.com  
**Subject:** The Romero Group Overview for Aspen Fire Place  
**Date:** March 23, 2022 at 4:04 PM  
**To:** rick.balentine@aspenfire.com  
**Cc:** Dwayne Romero dromero@romero-group.com



Greetings Rick,

Thank you for your interest in The Romero Group for the asset manager for the Aspen Fire Place property. As mentioned, please find a brief overview of services we can offer the District.

We are working on developing a full proposal, however the capacity issues I mentioned have impacted the timeline for getting it all together for you.

Thanks again and we look forward to working with you on this project.

**Jerome Simecek**  
V.P. of Operations



350 Market Street, Suite 304, PO Box 4100  
Basalt, CO, 81621-4100

C. 970-618-3640 | P. 970-273-3103 | F. 970-797-1851 | Email: [jsimecek@romero-group.com](mailto:jsimecek@romero-group.com)



The Romero  
Group....22.pdf

# THE ROMERO GROUP COMPANY OVERVIEW

Aspen Fire Place  
*Aspen Fire Protection District Housing*  
62 Front Way, Aspen Co.



The Romero  
Group<sup>LLC</sup>  
Property Management

March 23, 2022



350 Market Street

Suite 304

PO Box 4100

Basalt, CO, 81621

[www.romero-group.com](http://www.romero-group.com)

P. 970-273-3100 | F. 970-797-1851

The Romero Group Principals

Dwayne Romero, President and CEO, [dromero@romero-group.com](mailto:dromero@romero-group.com)

Shawn Gleason, Chief Financial Officer, [sgleason@romero-group.com](mailto:sgleason@romero-group.com)

Jim Korpela, Chief Operations Officer, [jkorpela@romero-group.com](mailto:jkorpela@romero-group.com)

Jerome Simecek, V.P. of Operations, [jsimecek@romero-group.com](mailto:jsimecek@romero-group.com)

Community Association Responsible Manager License # 2140

Community Association Manager Entity License # 2618

Small Water Systems Operator and Certified Water Systems Professionals

Colorado Licensed Real Estate Broker License # CO-EO-100071737



## Management Summary

The Romero Group (TRG) is fast becoming the premier property, asset, and project management company in the Roaring Fork Valley. TRG offers a full spectrum of Special Improvement District, Home Owners Association, Master Planned Community, Residential Apartments, Commercial, and capital project management services throughout the Valley. With a deep and experienced local leadership team, TRG is helping community associations and property owners achieve their vision and protect the value of their investments.

Our team brings a spectrum of complementary skills that support all areas of Property Management to serve your residential apartment property at the highest standards. With a proactive & on-site “eyes on the property” approach, together with a unique set of direct leadership, TRG is able to provide “best in class” management for the asset.

Specifically, we can humbly say we are far and away your best option for asset management services at the Aspen Fire Place apartment buildings. We don’t say this without evidence – to wit, our ownership team serves as the full-time asset management team for the 50-unit complex known as Willits Seven North apartment building (deed restricted), the 49-unit complex known as 110 Harris (free market), and 32-unit complex known as Lumen. We have 5+ years of oversight and supervision of all functional areas – including leasing and leasing management, accounting and controls, operations and maintenance, financial reporting and communications, bank reconciliations and audits, and overall leadership and guidance for the asset. We have done it all.

Equally important, we know the players in the marketplace and the community, and we possess the relationships to assist the Fire District in optimizing the value of the asset.

As such, TRG is prepared to provide the following portfolio of management services:

- Management & Administrative Services
- Bookkeeping, Reporting, Treasury Services, & Debt Covenant Compliance
- Preventative repairs and maintenance programs of all building assets and equipment
- Residential Leasing – prospecting with internal staff, LOI assemblies, negotiations, and overall Owner support efforts
- Tenant Relations, Tenant Management, & Collections

- Lease terms enforcement and adherence: covenants, specific requirements, signage, and regular correspondence
- Capital Projects Management, Planning & Services (charged as additional services)

The Romero Group proudly has five licensed Community Association Managers on our team and licensed Real Estate professionals. In addition, we have a fully qualified accounting team led by Shawn Gleason, CFO. This team has deep experience in commercial accounting and is large enough to adequately allow for proper segregation of duties and strong internal controls.

## The Romero Group Biographies

### **Dwayne Romero**

#### **President and CEO**

Dwayne Romero has over 26 years' experience in resort real estate development and operations and brings a broad range of leadership capabilities and experience. Previously, he served as General Manager of Snowmass Hospitality and President of Related Colorado where he was responsible for all day-to-day general management of the company's business operations in Aspen and Snowmass Village including all resort activities and on-going resort retail operations at the Snowmass Mall and at the Snowmass Center.

Prior to Related and Snowmass Hospitality, Dwayne served on the executive staff of Hines during the development of the Base Village at Aspen Highlands Village and Five Trees PUD, and he was the managing partner and co-founder of Steeplechase Development Partners. He is a two-term Aspen City Councilman, current Aspen School District Board Member, and a graduate of the United States Military Academy at West Point. Additionally, Dwayne earned an MBA from Harvard Business School.

### **Shawn Gleason**

#### **Chief Financial Officer**

Shawn Gleason has over a decade of career experience in real estate development, management, and investment, specializing in mountain resort communities in the Rocky Mountains. He is the former Vice President of Accounting & Finance of Related Colorado, an operating division of Related Cos., the \$20 billion international real estate development and investment firm headquartered in New York. As Chief Financial Officer for The Romero Group, Shawn is responsible for all of the company's accounting and control functions as well as all HOA accounting services.

### **Jim Korpela**

#### **Chief Operations Officer**

Jim Korpela has over 20 years of career experience in special district and association management, property management, guest services and real estate development management. He is the former Director of Maintenance and Engineering for Snowmass Hospitality, an operating division of Related Cos., the \$20 billion international real estate development and investment firm headquartered in New York. Jim currently serves as Chief Operating Officer for The Romero Group. Responsibilities include overall operations budgeting, energy and efficiency initiatives, project management, maintenance management, service contract administration and capital improvements. Jim earned his BS in

Engineering from the United States Military Academy at West Point and his MS in Engineering from CU Boulder.

## **Jerome Simecek**

### **Vice President of Operations**

Jerome Simecek has over 27 years of career experience in association management, property management, guest services and hotel operations management. He is the former Director of Operations for over two hundred condominiums, 12 Home Owners Associations, and maintenance operations at the Snowmass Mall and the Snowmass Center managed by Snowmass Hospitality. These responsibilities included budgeting, insurance, service contracts, property reviews, and general administration. Jerome currently serves as Vice President of Operations for The Romero Group.



## *North 40 Fire Association | Introduction Letter*

March 2022

Rick,

Thank you for the opportunity to introduce our company as a potential for Association management of your community. We appreciate you taking the time to secure good management of your Association.

Rutledge and Company specializes in managing residential and mixed-use community associations. We have managed Associations, both large and small, for over a decade. I am the sole owner of the company and Community Association Manager licensed with the State of Colorado.

We are able to manage both the operations and professional side of your Association. Bookkeeping is done in house, which gives you immediate access to most all of your financial history. Operationally, with extensive experience in irrigation and landscaping, boiler/heating systems, domestic water systems, solar systems and glycol applications, and fire monitoring and sprinkler systems, basic repair and maintenance items may be done in-house allowing us to use historical knowledge of your property and each industry to benefit you. Not to mention, our labor costs often pale in comparison to what a tradesman would charge for the same work.

Below, each management category is referenced in detail with a summary to follow.

### ***Initial Association Audit for Organizational and Regulatory Compliance***

If necessary, we will work with you and any former management to get the Association organized and compliant with all governing bodies. This can include, but not be limited to:

- Completion of all state and local agency filings.
  - This includes confirming your registered agent and all your Secretary of State filings and initiating or updating your DORA Registration.
- Completion of any monitoring company and emergency responder registrations.
  - This may include registration of your accounts with the Police Department and/or Sheriff with confirmation of the correct information with all companies for the system where necessary.
- Compilation of the current governing documents and verification that the Association is and continues to stay CCIOA compliant.
  - This may include assistance with the creation of the State-required Governance Policies.
- Creation or confirmation of a CCIOA compliant accounting system.
- Organization and implementation of a reserve study by a certified professional.

### ***Professional Services***

During the State of Colorado term of licensing managers, Rutledge and Company operated as a State of Colorado Community Association Manager. Though the license has sunset, our company continues its diligence in continuing education. We would manage as an independent contractor under a management agreement, and can coordinate all management of an Association.

Your management needs will be specifically outlined in your individualized contract. All operations are done with complete transparency with the Board and any records requests. All Management and Association information is

**P. O. Box 3149 | Aspen, CO 81612 | [Will@RutledgeAndCompany.com](mailto:Will@RutledgeAndCompany.com) | 970.948.6257**



handled in accordance with the State's privacy laws, and only provided within the law and the express consent of the Association.

Our company is fully insured over and above the State's regulatory requirements.

### ***Administrative Services***

As a professionally-trained Community Association Management Company, we provide educated expertise to guide you through the rights and responsibilities required of a Community. This translates to a higher quality of life for residents and their guests, while also strengthening the Association's assets and increasing property values.

Rutledge and Company would be responsible for the maintenance of your Association documents and intangible assets. These duties include document compilation and preservation and communication with all members of the Association along with the requirements for keeping you up to date with the ever changing local, CCIOA, and CO Real Estate annual disclosure requirements. We can also create and manage a website, a potentially valuable tool for the Association and its members.

Our company manages all necessary work associated with Board administration of the Association. This includes assistance to the Board with routine duties, as well as, administration of the preparation, conduct and memorialization of meetings and other Board actions.

Our company manages all enforcement and compliance of the Association with an impartial and objective interest. We would use our knowledge of your Association governing documents and governance policies along with our professional experience with Colorado law and generally accepted industry practices and precedent.

Rutledge And Company will be the primary contact for the Association for all matters regardless of scope. The company uses specific staff based on expertise, and you will always have a clear path of communication.

We pride ourselves in thorough, timely communication with all owners, as well as, accurate documentation for the Association. We have an issue reporting portal on our website for Association members to get the best information to the right people in a timely fashion. If you would like to see how that works, please send me a test issue at [RutledgeAndCompany.com/Report](https://RutledgeAndCompany.com/Report). You may choose any Association from the drop down.

### ***Financial and Accounting Services***

Rutledge and Company can perform and/or manage all financial services including but not limited to:

- Regulatory compliant bookkeeping
- Administration of general operations and the associated banking needs
- Reserve study and account management
- Special assessment and capital project management
- Insurance claim management
- Quarterly financial condition reporting, budgeting, and requested incremental analysis

We have extensive experience with reserve planning, and coordinate with a qualified reserve specialist to provide you with an effective long-term asset plan.



### ***Operations and Vendor/Subcontractor Management***

As mentioned above, we are able to handle many routine maintenance items in house giving you a more economical and timely response. There are times when specific, professional knowledge of an issue is paramount. In these instances, you would benefit from our historical and trade knowledge to work with our exclusive, vetted contractor list. Regrettably, we have found that the tradesman supply in The Valley has devolved to a strikingly low quantity and quality of service. As a reassurance to you, our business model has evolved to focus on detailed management of any contractor's work to ensure you are getting the product and quality you deserve. Our contractors continue to be re-vetted, and understand the level of service we expect to be delivered to our customer. This includes audits of performance with communication to the provider, follow up to ensure compliance, and solicitation of competing bids when available and necessary.

---

Thank you, again, for allowing us the opportunity to offer your Association the attention and commitment you expect. Contingent on a site visit and final agreement on a contract, Rutledge And Company may create a proposal that includes a level of agreed upon management and bookkeeping. This monthly fee approach includes many of the expenses often seen as separate charges on other company proposals reducing the risk of "nickel and dime" billing that can compromise a budget. Additionally, we often find economies that "subsidize" our fees making the effective rate significantly lower.

The option is always there to add or subtract any of the suggested services as you see fit for your needs. For your peace of mind, we will be sure to go over the specific options and opportunities. As we analyze how best to fit your needs and finalize the contract, we're happy to address any particular issue to create as beneficial a working environment as possible for your owners.

Thank you for the opportunity to provide this thorough explanation of benefits to your community. If you have any questions, please do not hesitate to call or write. We look forward to hearing from you soon with the interest of beginning a well-planned management relationship.

In anticipation of your reply,

**Will Rutledge**



**P. O. Box 3149 | Aspen, CO 81612**

**[Will@RutledgeAndCompany.com](mailto:Will@RutledgeAndCompany.com)**

**C | 970.948.6257**

**P. O. Box 3149 | Aspen, CO 81612 | [Will@RutledgeAndCompany.com](mailto:Will@RutledgeAndCompany.com) | 970.948.6257**

**From:** Rick Balentine rick.balentine@aspenfire.com  
**Subject:** Fwd: Needs Assessment  
**Date:** March 23, 2022 at 2:39 PM  
**To:** Rick Balentine rick.balentine@aspenfire.com

RB

## LIST OF FACILITY PRIORITIES PER SURVEY OF OFFICER GROUP

**From:** Jake Andersen <jake.andersen@aspenfire.com>  
**Subject:** Needs Assessment  
**Date:** March 15, 2022 at 4:51:34 PM MDT  
**To:** Rick Balentine <rick.balentine@aspenfire.com>

1. Training Facility
2. Responder housing (Station 63, 64) - scheduled with requirements
3. Manager and executive housing - away from personnel they supervise
4. Maintenance bay?

--

Jacob Andersen  
Deputy Chief of Operations  
Aspen Fire Protection District



420 East Hopkins Ave  
Aspen, Colorado 81611  
Office: (970) 930-1125  
Mobile: (970)452-7488  
Email: [jake.andersen@aspenfire.com](mailto:jake.andersen@aspenfire.com)

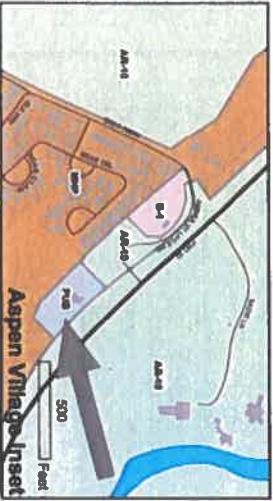
Rick Balentine  
Fire Chief/CEO  
Aspen Fire Protection District  
420 E. Hopkins Ave  
Aspen, CO 81612  
C: (970)922-8825  
E: [rick.balentine@aspenfire.com](mailto:rick.balentine@aspenfire.com)  
O: (970)925-5532



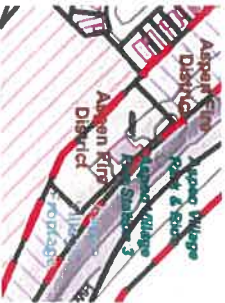
*Aspen Village options Feb. 2022*

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

31350 HIGHWAY 82 ASPEN, COLORADO 81611



2 ZONE DISTRICT MAP



3 PARCEL MAP



1 GIS MAP IMAGE

LEGAL DESCRIPTION:  
ASPEN FIRE DISTRICT EXEMPTION LOT: A

PID#:  
264306403801

ZONING:  
PUB

STREET ADDRESS:  
31350 HIGHWAY 82  
ASPEN, CO 81611

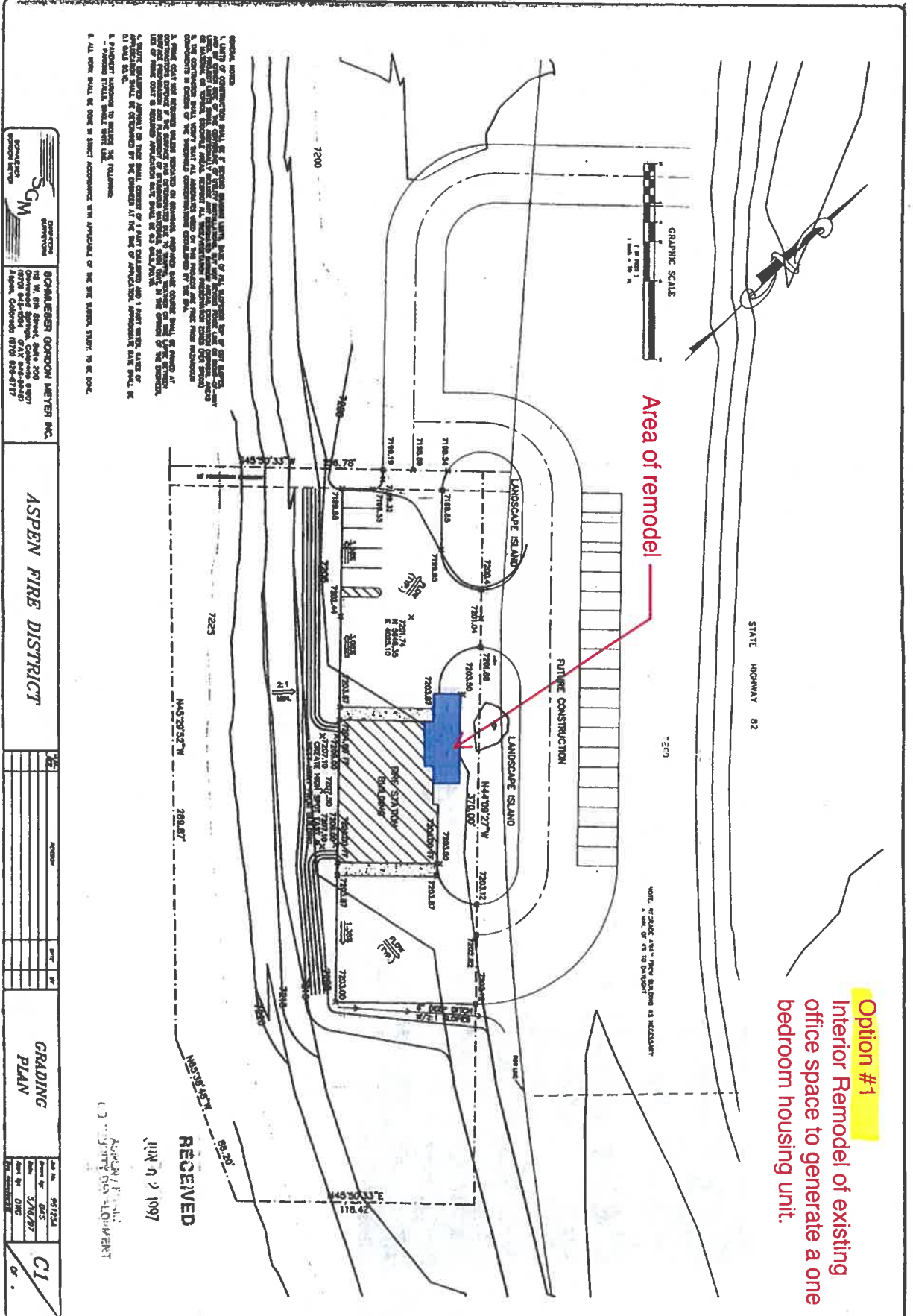
LOT AREA:  
1.288 ACRES

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



02.07.22

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



GENERAL NOTES:  
 1. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.  
 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.  
 3. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.  
 4. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.  
 5. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.  
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 9. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.  
 10. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.

**SCM**  
 SCHALLEREN GORDON LEYER INC.  
 10 W. 8th Street, Suite 200  
 Aspen, Colorado 81602  
 Phone: 970.925.8177

**ASPEN FIRE DISTRICT**

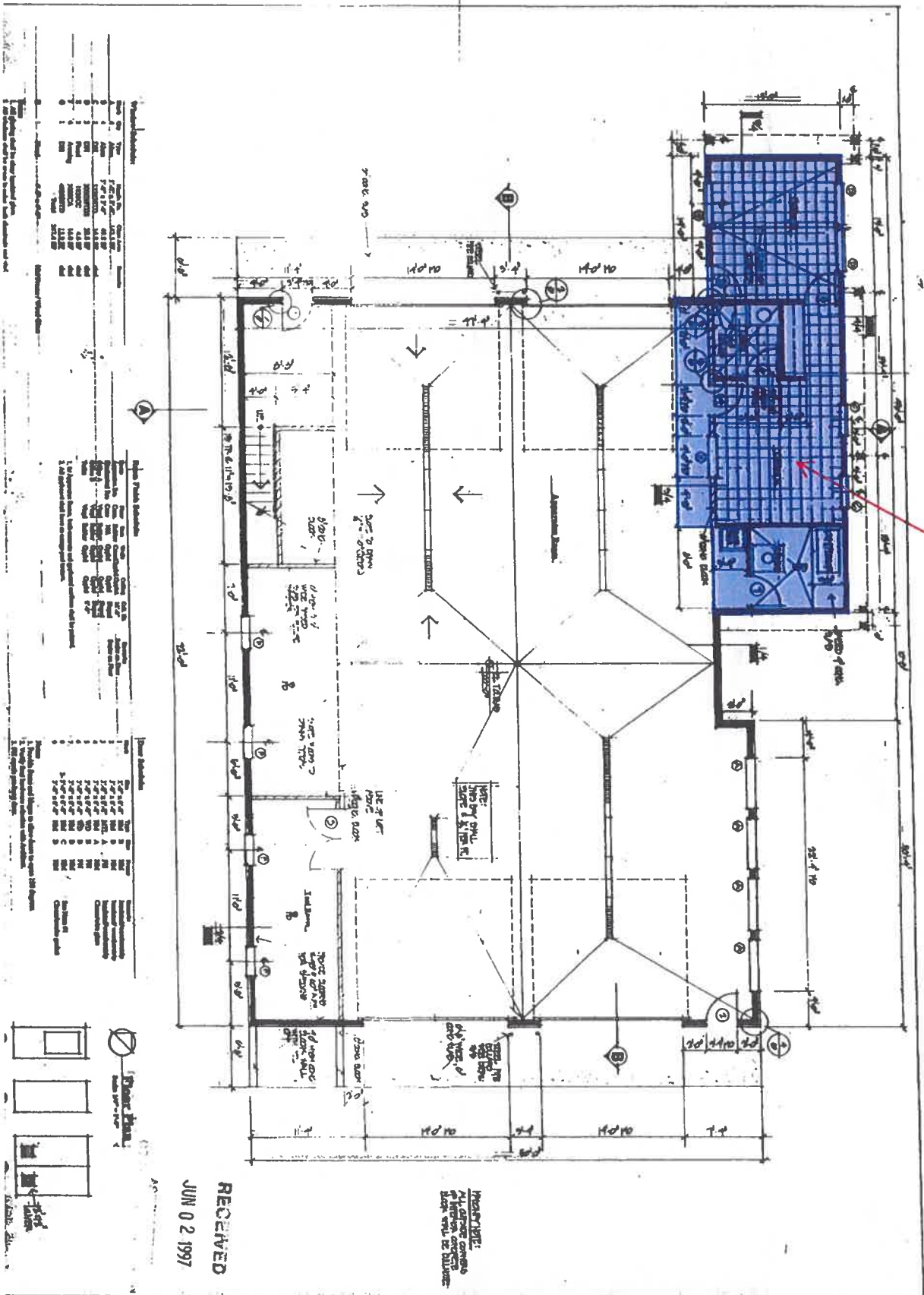
NO.	DATE	DESCRIPTION

**GRADING PLAN**

DATE	2/17/24
BY	DS
CHECKED	3/18/24
BY	DS
DATE	3/18/24
BY	DS

**RECEIVED**  
 JUN 11 1997  
 ASPEN FIRE DISTRICT

Option #1 Scope



**Material Schedule**

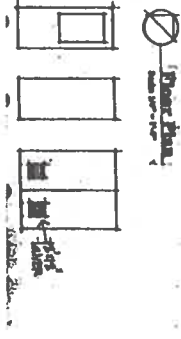
Item	Quantity	Unit	Material
1	1	Sq. Ft.	Concrete
2	1	Sq. Ft.	Brick
3	1	Sq. Ft.	Asphalt
4	1	Sq. Ft.	Gravel
5	1	Sq. Ft.	Insulation
6	1	Sq. Ft.	Paint
7	1	Sq. Ft.	Roofing
8	1	Sq. Ft.	Windows
9	1	Sq. Ft.	Doors
10	1	Sq. Ft.	Trim
11	1	Sq. Ft.	Plumbing
12	1	Sq. Ft.	Electrical
13	1	Sq. Ft.	HVAC
14	1	Sq. Ft.	Interior
15	1	Sq. Ft.	Exterior
16	1	Sq. Ft.	Foundation
17	1	Sq. Ft.	Roof
18	1	Sq. Ft.	Walls
19	1	Sq. Ft.	Floors
20	1	Sq. Ft.	Stairs
21	1	Sq. Ft.	Elevators
22	1	Sq. Ft.	Structural
23	1	Sq. Ft.	MEP
24	1	Sq. Ft.	Finishes
25	1	Sq. Ft.	Site Work
26	1	Sq. Ft.	Landscaping
27	1	Sq. Ft.	Signage
28	1	Sq. Ft.	Permits
29	1	Sq. Ft.	Construction
30	1	Sq. Ft.	Final

**Door Schedule**

Item	Quantity	Unit	Material
1	1	Each	Wood
2	1	Each	Steel
3	1	Each	Aluminum
4	1	Each	Glass
5	1	Each	Fire
6	1	Each	Roll-up
7	1	Each	Garage
8	1	Each	Storm
9	1	Each	Swing
10	1	Each	Sliding
11	1	Each	French
12	1	Each	Transom
13	1	Each	Transoms
14	1	Each	Partitions
15	1	Each	Partitions
16	1	Each	Partitions
17	1	Each	Partitions
18	1	Each	Partitions
19	1	Each	Partitions
20	1	Each	Partitions
21	1	Each	Partitions
22	1	Each	Partitions
23	1	Each	Partitions
24	1	Each	Partitions
25	1	Each	Partitions
26	1	Each	Partitions
27	1	Each	Partitions
28	1	Each	Partitions
29	1	Each	Partitions
30	1	Each	Partitions

**Window Schedule**

Item	Quantity	Unit	Material
1	1	Each	Wood
2	1	Each	Steel
3	1	Each	Aluminum
4	1	Each	Glass
5	1	Each	Fire
6	1	Each	Roll-up
7	1	Each	Garage
8	1	Each	Storm
9	1	Each	Swing
10	1	Each	Sliding
11	1	Each	French
12	1	Each	Transom
13	1	Each	Transoms
14	1	Each	Partitions
15	1	Each	Partitions
16	1	Each	Partitions
17	1	Each	Partitions
18	1	Each	Partitions
19	1	Each	Partitions
20	1	Each	Partitions
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22	1	Each	Partitions
23	1	Each	Partitions
24	1	Each	Partitions
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26	1	Each	Partitions
27	1	Each	Partitions
28	1	Each	Partitions
29	1	Each	Partitions
30	1	Each	Partitions



RECEIVED JUN 02 1997

PROPERTY OF ASPEN FIRE PROTECTION DISTRICT

Aspen Fire Protection District  
 Aspen Village Station  
 Public Works Command  
 2

EXISTING PLAN - FOR REFERENCE

Options 1-24-2b-2c

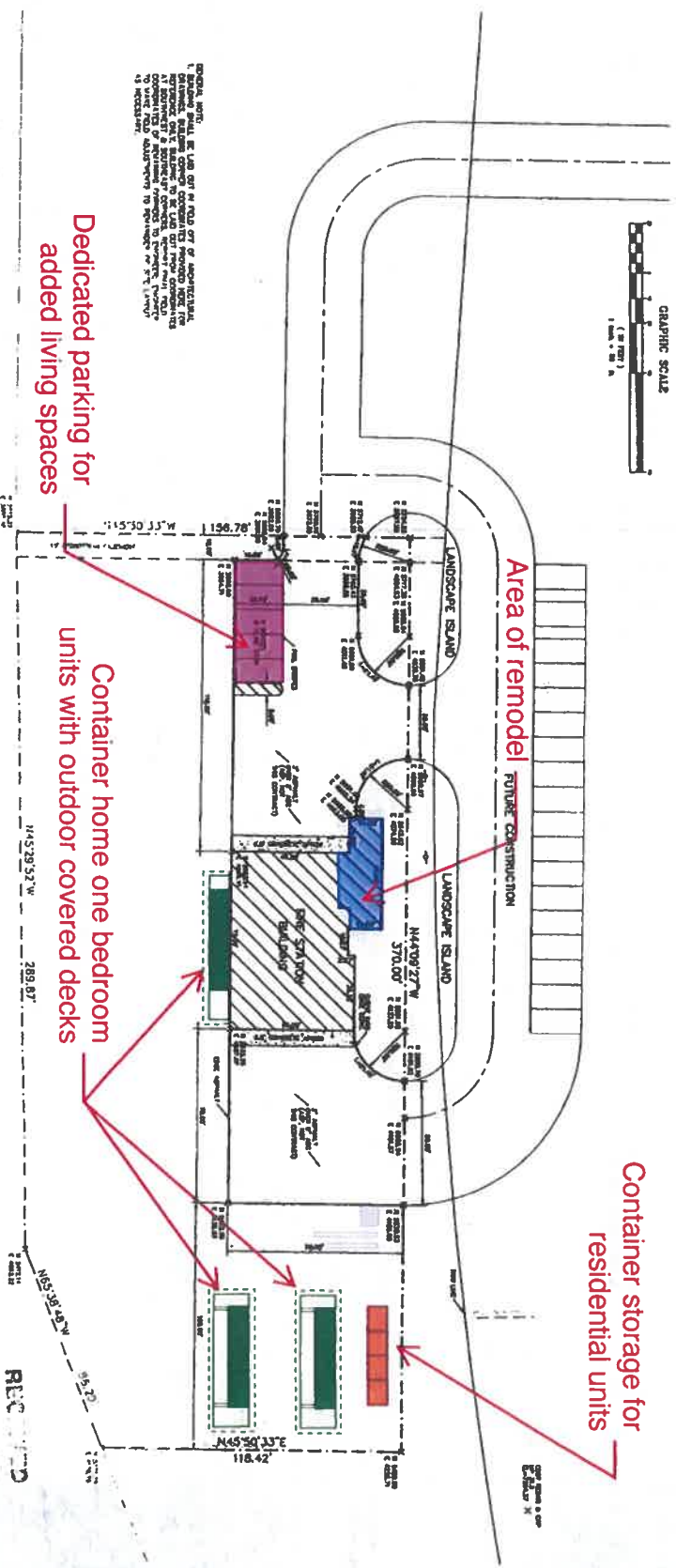
**Option #2**  
 Interior Remodel to generate a one bedroom housing unit.

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

Container storage for residential units

Dedicated parking for added living spaces

Container home one bedroom units with outdoor covered decks



	SCHLASSER, GORDON, HARTMAN AND ASSOCIATES ARCHITECTS 1000 14TH AVENUE, SUITE 1000 DENVER, COLORADO 80202	<b>ASPEN FIRE DISTRICT</b>	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION																<b>DIMENSION PLAN</b>	<b>C2</b>
	NO.			DATE	DESCRIPTION																		
JUN 02 1997	REC'D																						

# CONTAINER HOMES

Starting At  
CAD \$119,000

Thoughtfully reimagined for the modern day, The Studio provides a smart, stylish alternative to traditional container homes. A small but spacious space, the well-appointed living, dining and kitchen features a kitchen, laundry, loft (optional) and living room.

The Studio is perfect for a single person living or for those seeking luxury, to live or vacation. Low maintenance, stylish, illuminated with natural light, the design makes for a beautiful year-round home and available in a variety of colors. Offering 15 sq. feet of outdoor space, optional hot tub, and a large deck, the Studio is a perfect choice for those who want a modern, stylish and sustainable home at the forefront of everything we do.

Floor Space 320 Sq Ft



## INCLUDED FEATURES:

- Full kitchen
- Three zones of insulation
- Laundry
- Optional hot tub
- Living deck
- Optional hot tub
- Available with optional hot tub



CONSTRUCTION PHASES



## CONSTRUCTION PHASES

### INITIAL CONSULTATION

Consult on the build, project's scope defining, site assessment & preparation.

### PROPOSALS & AGREEMENTS

Full estimate is provided, sign off on plans, CD's required to permit, finalize construction details.

### DESIGN PHASE

Finalize design, finalize construction details, finalize construction details, finalize construction details, finalize construction details.

### CONSTRUCTION PHASE

Site preparation, foundation, structural steel, roofing, finalize construction details, finalize construction details.

### HOW MUCH DOES A CONTAINER HOME COST?

Costs vary based on the size of the home, the location, and the features. The average cost of a container home is between \$10,000 and \$40,000.

### WHAT ARE THE BENEFITS OF A CONTAINER HOME?

Container homes are a sustainable, affordable, and quick-to-build housing solution. They are also highly customizable and can be used for a variety of purposes.

### HOW DO I GET A CONTAINER HOME?

To get a container home, you need to find a reputable provider, choose a location, and obtain the necessary permits. The provider will handle the construction and delivery of the home.

### ARE THERE ANY CHALLENGES TO A CONTAINER HOME?

Challenges include limited space, potential for mold and mildew, and the need for proper insulation and ventilation. However, these challenges can be overcome with the right design and construction.

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

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

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

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

SF AREA

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



ASPEN FIRE PROTECTION DISTRICT  
 ASPEN, CO  
 SCHEMATIC ESTIMATE  
 OPTION 1 - REMODEL

3-Feb-22  
 FCI CONSTRUCTORS, INC.  
 CONCEPTUAL ESTIMATE  
 659.00

SF AREA

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

SF AREA

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

ASPEN FIRE PROTECTION DISTRICT  
 ASPEN, CO  
 SCHEMATIC ESTIMATE  
 OPTION 2A - REMODEL + (1) HOME + STORAGE + SEPTIC EXPANSION

3-Feb-22  
**FCI CONSTRUCTORS, INC.**  
 CONCEPTUAL ESTIMATE  
 1,287.00

SF AREA

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

SF AREA

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

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

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

SF AREA

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

SF AREA

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

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

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

SF AREA

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



November 19, 2021

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

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

Chief Balentine:

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

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

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

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





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

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



## AGREEMENT FOR ARCHITECTURAL SERVICES

Project: Aspen Station Manager Apartment Build Out  
Project address: 30350 CO Hwy 82, Aspen, CO 81611

To: Rick Balentine, Fire Chief/CEO, Aspen Fire Protection District  
420 E. Hopkins Ave, Aspen, CO 81612  
970.922.8825  
[rick.balentine@aspenfire.com](mailto:rick.balentine@aspenfire.com)

c/o: Sebastian Wanatowicz, Type Five Builders, LLC  
P.O. Box 1562, Carbondale, CO 81623  
970.618.9169  
[sebastian@typefivebuilders.com](mailto:sebastian@typefivebuilders.com)

November 11, 2021

### **Project Status/Project Understanding:**

The Aspen Fire Protection District requires architectural services to shepherd their station manager build out through the County approvals and construction process. This one bedroom/one bathroom apartment is planned for an existing space within an existing 1997 fire station building, although some interior walls will be demolished and new ones constructed for this build-out. It is on the ground floor and includes a door to the exterior. The fire district currently has a draft set of drawings, but some revisions will be required to finalize, like removing the door from the garage space into the bedroom. Additional items may arise after a more thorough review. The apartment build includes the construction of a new mechanical room which will serve the apartment. The Aspen Fire Protection District is simultaneously pursuing a photovoltaic array for the roof of the building. A portion of this array will be applied to the required onsite renewable energy required for this apartment, if any. L+S will be asked to coordinate that aspect of the PV, but not design or coordinate the PV array as a whole.

Existing building plans for the station as a whole are not available, although we do have a PDF of the old permit set. L+S will need to create a model of the existing conditions of the building as a whole, although the



focus of that as-built effort will be the station manager apartment space. However, the whole building will need to be shown in the permit drawings and some field work will be required to portray that.

There is no recent survey, and that will need to be coordinated as part of this work in order to submit for permit. We do not anticipate any site improvements other than perhaps assigning a parking space for the station manager apartment, but a survey will still be required. The status of other land use approval documentation is TBD, and all former land use approvals will need to be submitted prior to any permit review. For example, the recorded approval for the employee unit will need to be finalized and included in that permit submission and L+S will assist with that documentation collection and organization for permit.

Code required fire separation of the apartment from the building as a whole will be addressed in detail drawings for permit.

The fire protection district hopes to tag this project onto construction on site that will be occurring this spring and summer of 2022. Although we will aim for that timeline, it seems tight given the current lengths of review and approval.

#### **Consultants:**

Land+Shelter will identify, contract with, and manage consultants as needed/desired during the duration of the project – only with owner approval. We understand that the owner is directly contracting with a structural engineer and that relationship will continue as such. L+S will coordinate with structure but not contract with them directly. L+S will likely add a home energy rater to our team, although we will confirm that requirement. It is a small scope of build out, so we will touch base with Brian Pawl about that. Likewise, we may need MEP, but if we can pursue design-build for MEP we will do so; we understand that is owner preference. A one-line electrical drawing will be a minimal requirement, which will be supplied by the owner's PV design team. If any site/civil requirements come up, we will review any consultant needs ahead of adding any team members and seek to keep this as efficient as we can.

Survey and a geotechnical report contracts run direct to the owner. Survey will be required. It's TBD what the County will need for a soils report, if anything. If there is any bearing requirements we might suggest that geotechnical could observe a pit during construction, but for now this is TBD.

We will need a title report for the property to obtain all former approvals so that we can include that information with the permit submission. We don't anticipate providing or needing any land planning services. It is our understanding that the parcel has the necessary land use approvals for the proposed use.

#### **PHASING: (HOURS ESTIMATES)**



1. Project Set-Up: Existing conditions field work followed by drafting (40)/ Coordinate survey (8)/ Confirm permit submission requirements with Pitkin County (12). Report work in progress to owner's rep and adjust as needed. (4)
2. Design: Update apartment design. (40) Gather approval for final design, adjust if needed. (20) Coordinate with consultants to detail the design for permit. (100) Coordinate any consultant questions with the owner's rep.
3. Permitting: Gather permit documentation. Manage permit documentation and submission, follow process through approvals. (tbd)
4. Construction Administration: Provide as needed services T&M for construction process. Provide interior design and/or specifications for appliances, hardware, etc as needed during construction (tbd)

Hours estimates in parenthesis above are all-inclusive, so they include L+S management, review, meetings, and adjustment times.

### **FEES:**

We understand this as a community service project, and we're aiming for a good deal with efficient fees.

Services will be invoiced hourly according to the attached rate sheet. We have provided an estimate, even though that's nearly impossible to set right now. It's difficult to estimate what fees will be as a total for some of this work without understanding the scope as required by the County. This is a such a unique and small project.

Our current estimate is about 224 hours through to permit submission, plus additional time in permitting management and CA. That translates to fees of ~ \$25,000 plus additional time in permit processing and construction that is more unknown in scope. Please let us know if there is a budgeting not-to-exceed for the department.

### **Experience and Approach:**

L+S frequently works in Pitkin County. We understand the Pitkin County process and requirements and we're excited to take on a new community project. We believe that truly collaborating with teammates is the key to successful project. We use 3D modeling software and often engage our project team as we work, in real time, to make sure we're always presenting things clearly with tools that help everyone to understand decisions as we go. With Land+Shelter, you gain relevant local experience and a dedication to the craft of architecture.

The undersigned agrees to services and fees as outlined above:



**Land+Shelter**  
ARCHITECTURE AND PLANNING

Post Office Box 550, Carbondale, Colorado 81623  
Tel 970.963.0201 Fax 970.963.0289  
Email [info@landandshelter.com](mailto:info@landandshelter.com) [www.landandshelter.com](http://www.landandshelter.com)

**Architect:**

*Andrea Korber*

November 11, 2021  
Andrea Korber AIA LEED AP  
Land+Shelter

**Owner:**

Rick Balentine for Aspen Fire Protection District  
Date:



## GENERAL CONDITIONS

## EXHIBIT A

### Owner Provided Information

Pitkin County permit set scans from 1996-2000 called "Aspen Village Fire Station Drawings." PDF of Studio Aspen design proposal work in progress, undated.  
Design Review Committee / Architectural Control

N/A.

### Hourly Rates

Land+Shelter's hourly rates are defined in the attached Exhibit. It is subject to revision on an annual basis on the first of each new calendar year.

### Pricing

These services are specifically excluded and expected to be the responsibility of the owner for this project. Pricing services can be made available as an additional service.

### Contingency

If the Owner authorizes a 10% or greater variation from total square footage or total construction cost, we may, at our option, terminate this contract by written notice to Owner within 10 days of the authorization and renegotiate any affected terms.

### Invoices

Payment is due upon presentation of the invoice and is past due 30 days after presentation. Owner agrees to pay 12% interest on all overdue invoices. Owner agrees to pay all costs and expenses of collection on overdue invoices including court costs, attorney's fees and staff time spent to collect outstanding amounts.

### Geotechnical Reports

The Owner acknowledges that Land+Shelter and its Structural Engineering consultants will rely upon a Geotechnical Report for assessment of all soils conditions. Although Land+Shelter will help to coordinate and organize the work as necessary, Land+Shelter has no duty to Owner arising from or relating to the contents of the Geotechnical Report, and no duty to recognize or report any deficiencies therein.

### Standard of Care

Services rendered by Land+Shelter, Inc. under this agreement will be performed in manner consistent with the level of care and skill ordinarily exercised by members of the same profession currently practicing under similar conditions in the same geographical area. No warranty is made or intended by the proposal for services or by the furnishing of written or oral reports of the findings made in those reports.

### Document Ownership

All drawings, reports and other documents prepared by Land+Shelter shall remain the property of Land+Shelter. The Owner shall have the right to use, copy, and reproduce the Documents for any purpose connected with the project location while Land+Shelter remains the Architect of Record.

### Hazardous Materials

The Owner agrees, notwithstanding any other provision of this agreement, to the fullest extent permitted by law, to indemnify and hold harmless Land+Shelter, Inc., its officers, partners, employees and consultants (collectively Land+Shelter) from and against any and all claims, suits, demands, liabilities, losses, damages or costs, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with the detection, presence, handling, removal, abatement, or disposal of any asbestos or other hazardous or toxic substances, products or materials that exist on, about or adjacent to the Project site, whether liability arises under breach of contract or warranty, tort, including negligence, strict liability or statutory liability or any other cause of action, except for the sole negligence or willful misconduct of Land+Shelter.

### Dispute Resolution

Owner agrees that all disputes and claims arising from this agreement shall be submitted to mediation prior to any other remedies provided by law. Owner agrees to share, on a pro rata basis, all costs and expenses associated with dispute resolution, including mediation and staff expenses.

### Jurisdiction

If a dispute arises related to this Agreement then the claim will be brought in a court of competent jurisdiction in Garfield County, Colorado.

### Termination

In the event of termination by either party, the Owner shall pay Land+Shelter, Inc. for all service and reimbursable costs within 30 days and Land+Shelter shall provide the Owner with full copies of all work performed on the project to the date of termination.

### Corporate Protection

Owner agrees that its sole and exclusive remedy, if any, for claims or disputes arising from services provided under this agreement shall be Land+Shelter, Inc. and not against any individuals including its officers, partners, employees and consultants.

### Photography

Land+Shelter may take photographs and videos of projects relating to professional services Land+Shelter has provided for client. All resulting images shall be the exclusive property of Land+Shelter and may be published in promotional or marketing materials (or otherwise) without any further consent from client; provided, however, that Land+Shelter shall not publish client's name or the property's address in connection with any such images.



## 2021 HOURLY RATES

## EXHIBIT B

### Architectural Services

Principal:	\$195/Hour
Project Manager:	\$115-140/Hour
Job Captain:	\$105-110/Hour
Draftsperson:	\$75- 95/Hour
Administrative:	\$45/Hour

### Reimbursable Expenses:

Consultants under Land+Shelter contracts, outsourced reproductions, delivery, mailing and travel will be billed at cost plus 12%.

Printing/reproduction charges when printed in house at L+S:

Size/Color:	Reimbursable Fee:
8.5 x 11 / B+W	\$0.10
8.5 x 11 / COLOR	\$1.50
11 x 17 / B+W	\$0.15
11 x 17 / COLOR	\$2.50
24 x 36 / B+W	\$2.50
24 x 36 / COLOR	\$10.00

woody creek

(OPT 3)

CL

**From:** Cody Lyster clyster@fciol.com  
**Subject:** FW: Aspen Village and Woody Creek Projects  
**Date:** March 16, 2022 at 2:53 PM  
**To:** Rick Balentine (Rick.balentine@aspenfire.com) rick.balentine@aspenfire.com

Rick,

I apologize, I did not include you in the original email. Here is what I sent on Woody Creek.

### Woody Creek Command Center

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

Thanks,

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



*Focused On Your Vision*

**From:** Cody Lyster <clyster@fciol.com>  
**Sent:** Friday, January 28, 2022 4:41 PM  
**To:** Denis Murray <Denis.Murray@cityofaspen.com>; sebastian@typefivebuilders.com;  
Rick Balentine (Rick.balentine@aspenfire.com) <rick.balentine@aspenfire.com>  
**Cc:** Mike Potter <mpotter@fciol.com>  
**Subject:** Aspen Village and Woody Creek Projects

Gents,

Attached are the pricing options for the Aspen Village projects.

- Option 1 – Renovation - \$193,770.00
- Option 2 – Addition - \$176,234.00
- Option 3 – Two (2) Container Homes and Storage - \$960,603.00
- Option 4 – Add One (1) Container Home - \$384,446.00
- Option 5 – Septic System Expansion - \$160,303.00

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







NOTE: THIS STUDY IS PREPARED FOR THE PARCEL OF THE CIVIC FORUM ASSOCIATES, INC. ON THE SUBJECT PARCEL. IT IS BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY DATA. THE CIVIC FORUM ASSOCIATES, INC. IS A MEMBER OF THE WOODY CREEK MOBILE HOME PARK. THE WOODY CREEK MOBILE HOME PARK IS A COMMUNITY DEVELOPMENT PROJECT OF THE DISHMAN PROPERTY (1974) AND IS A COMMUNITY DEVELOPMENT PROJECT OF THE DISHMAN PROPERTY (1974).

**SITE STUDY PLAN 2-21-18**

DATE: 2/21/18  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

C I V I C F O R U M

# The Gathering Place Woody Creek, Pitkin County, Colorado



C I V I C F O R U M

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