

# Village Palos Verdes Homeowners

Scope of Repairs and Budget Summary

August 29, 2008

## **Roofing - Sloped**

**\$2,048,953**

Demo and disposal of existing multiple layer sloped roofing systems  
Roof Insulation replacement  
Installation of structural plywood sheeting  
High grade asphalt shingle roofing  
Interior "debris" protection (not dust) for 65 units  
All roof metals included - edge metals/chimney saddles/flashings/etc.

## **Roofing - Flat**

Demo and disposal of existing flat roofing systems at required locations  
Air conditioning-prettest unit, disconnect, reset & retest  
New drains/overflows/skylights/curbs/A.C. pans  
Riglet system (flashing)  
SPF roofing system

## **Scaffolding**

**454,293**

Scaffolding to remove and replace existing siding and stucco systems  
Scaffolding canopy over entries at certain locations  
Boom lift

## **Gutters and Downspouts**

**115,982**

Removal & replacement of existing gutters and downspouts  
Re-route select downspouts

## **Stucco**

**1,070,830**

Remove existing stucco on chimneys and install flashing  
Remove existing siding and installation of new stucco  
Remove existing siding and installation of new cementitious siding  
Installation plywood for cementitious siding  
Remove and replace stucco at existing compromised tie-ins and critical interfaces  
Installation of building paper  
Remove and replace buried weep screed throughout Association

## **Wood Related Repairs**

**5,134,964**

Removal and disposal of exist. siding and installation of cementitious siding  
Installation plywood for cementitious siding  
Installation of building paper  
Private patio deck handrail caps  
Handrails  
Demo existing railing system and handrails with cabling  
Remove and replace existing planking with synthetic planking  
Replace exterior posts - no footings  
Wall penetrating posts  
Entry Trellis'  
North & South pool buildings and trellis'  
Trash enclosures  
Fascia installation  
Removal and resetting deck joists and new plank spacing support  
Replace all building and window trim with cementitious material  
Building paper at interior/exterior corners

**Exterior Painting**

**708,268**

- Paint all exterior stucco surfaces
- Paint all exterior trim surfaces
- Paint all exterior siding surfaces
- Paint all exterior metal surfaces
- Paint all exterior utility access doors
- Paint all perimeter walls (previously painted)
- Remove and reset exterior light fixtures

**Windows and Sliding Glass Doors**

**1,992,336**

- Remove and replace existing windows
- Remove and replace existing sliding glass doors
- Caulk drywall to new window/slider
- Install new sliding glass door pans
- Remove and replace access doors
- Remove and replace access ports
- Remove and replace select front doors with door sill pans
- Remove, replace and prime new wood window sill in select locations

**Masonry**

**106,450**

- Split-Face block wall and gate installation
- Wall saw split-face block to create set-back from bldg wall & add vertical cap block
- Wall saw split-face block to create set-back from bldg chimney & add vertical cap block

**Entry Deck Waterproofing and Tile**

**119,033**

- Demo existing tile and waterproofing
- Remove and replace existing entry sheeting and joist framing as needed
- Install new edge metal, deck to wall and waterproofing system at select locations
- Install tile over new waterproof deck coating system at select locations

**Miscellaneous Items**

**476,711**

- Installation of sheet metal wall caps
- Installation of new address and bldg. plaques
- Remove and reset gas and hose bibs with flashing
- Installation new chimney caps
- Installation of new spark arrestors
- Installation of wall insulation as needed
- Installation of new mail boxes
- Installation of new exterior mounted weather tight cable boxes
- Reroute cable lines
- "C" unit entry plumbing repairs
- Add wall and roof mount ladders
- Add roof and wall and roof mount ladders with cages
- Install framed "Privacy Panels" at top of block wall at 4 units
- Landscape removal
- Termite treatment
- Structural inspections
- Permits

**Garage and Trash Doors**

**298,830**

- Remove and replace existing garage doors
- Remove and replace new garage openers
- Remove and replace trash enclosure doors to match garage doors

<b><u>Electrical</u></b>	<b>111,190</b>
Remove and replace existing exterior pole light, concrete footings, conduit/wiring with similar fixtures	
Install new porch/balcony lighting	

<b><u>Contingency - (Items to be added if contingency balance remains after project completion.)</u></b>	<b>1,512,159</b>
Additional Prehung front doors with sill pans for remaining units throughout Association	
Install and or repair as needed "picket-style" handrail systems	
Solar Hot Water for both pools	

<b>SUBTOTAL</b>	<b>\$14,150,000</b>
<b>RESERVE FUNDS USED</b>	<b><u>(\$650,000)</u></b>
<b>TOTAL PROJECT COST</b>	<b><u>\$13,500,000</u></b>
<b>COST PER HOMEOWNER</b>	<b><u>\$75,000</u></b>

**Note:** Budgetary estimates include labor, equipment, material, PM fees, Contractor's OH&P, Insurance, Structural Engineering, Architectural fees and Permits.

**Additional Scope to be funded through Contingency Reserve**

Additional Prehung front doors with sill pans	<b>141,370</b>
Install/repair as needed picket-style handrail systems	<b>69,264</b>
Solar hot water for the pools	<b>77,700</b>