

Exhibit C

Exhibit 59
Stefen Gustafson
8-24-2022



NAUTILUS
Reconstruction
Contracting & Consulting

Preliminary
ESTIMATE OF COSTS

Gallery Community Association
Scottsdale, Arizona

July 23, 2021
(**REVISED** November 08, 2021)

Date July 23, 2021(REVISED November 08, 2021)		Gallery Community Association	
Preliminary ESTIMATE OF COSTS			Direct Cost
SUMMARY			
I. STRUCTURAL			
1.0	Compliance with Geotechnical Report (Informational Only)		
2.0	Lateral Force Resisting System (LFRS)		\$ 200,000.00
		Structural Subtotal	\$ 200,000.00
II. CIVIL			
1.0	Grading and Drainage		\$ 25,532.88
2.0	Concrete Flatwork		\$ 32,703.46
		Civil Subtotal	\$ 58,236.34
III. BUILDING ENVELOPE			
1.0	Facade (Exterior Cladding and Sealants) Type 1 - Stucco		\$ 1,336,137.90
2.0	Moisture-Management System (Barriers, Flashings, Drainage, Etc.)		\$ 82,986.99
3.0	Roofing System Type 1 - Spray Polyurethane Foam (SPF)		\$ 168,616.70
4.0	Elevated Decks, Balconies, or Walkways (Included in 2.0B)		
		Building Envelope Subtotal	\$ 1,587,741.59
IV. MISCELLANEOUS			
1.0	Pool Cabana		\$ 8,337.48
2.0	Roof Deck Penthouse Door		\$ 590.00
3.0	Interior Repairs - Resultant Damage		\$ 4,820.00
		Miscellaneous Subtotal	\$ 13,747.48
		Subtotal	\$ 1,859,725.41
	Contingency	10%	\$ 185,972.54
	General Conditions	12.5%	\$ 255,712.24
	Contractor's Fee	17.5%	\$ 402,746.78
	GL Insurance	2%	\$ 54,083.14
		Construction Total:	\$ 2,758,240.12
	Professional Fees	12%	\$ 330,988.81
	Estimated Market Escalation (2-Year)	7%	\$ 193,076.81
		Grand Total:	\$ 3,282,305.74

Date	July 23, 2021(REVISED November 08, 2021)	Preliminary ESTIMATE OF COSTS for Gallery Community Association				
I. STRUCTURAL	Repair Description	Repair Quantity	Unit Type	Unit Cost	Direct Cost	Notes
		<p>Costs and repairs are based upon SBSA, LLC's, Construction and Design Compliance Report, dated 06/23/2021, and Supplemental Construction and Design Compliance Report, dated 10/14/2021</p>				
1.0 Compliance with Geotechnical Report						
1.	The original geotechnical report presents recommendations for over excavation, soil stabilization, and drainage on the site. Review the original geotechnical report for applicable design and construction recommendations for informational purposes.					
2.0 Lateral Force Resisting System (LFRS)						
2.0A	Non-Compliant LFRS					
Loc.	Buildings A-D					
Qty.	100%					
Ext.	All LFRS repairs shall be performed per the braced/ shear wall and hold-down schedule provided on Sheets S3.1 through S3.6 of the Felten structural plans as designed by the Structural EOR.					
Ext.	The as-built construction of the LFRS will be compared with LFRS design on the Felten structural plans as designed by the Structural EOR after the stucco system is removed.					
Ext.	Repair contractor to verify and confirm the extent of repairs to the LFRS.					
1.	For Unit 3111 of Building D, perform the following repairs to the LFRS.					
a.	Remove existing stucco to coordinate with repairs recommended in Sections C.1 and C.2 of engineer's report. Where exterior sheathing is identified as missing, install new 3/8-inch minimum-rated sheathing using specified nails					Included in Building Envelope 1.0B
b.	spaced to provide minimum shear resistance of 306-plf per the braced/ shear wall schedule.					Included below 2.a.
c.	Where existing strap is identified as installed incorrectly, remove and replace with new strap per the hold-down schedule. Install according to the manufacturer's installation requirements.					Included below 2.a.
d.	Reinstall cladding per the repairs recommended in Sections C.1 and C.2 of engineer's report.					Included in Building Envelope 1.0B

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I.	STRUCTURAL		Repair Quantity	Unit Type	Unit Cost	Direct Cost	Notes
	Repair Description						
	2.	Repair contractor to include 10-percent of the stucco repair costs for use as a contingency for the repairs for the non-compliant LFRS.					Included below 2.a.
	a.	Provide allowance for all structural repairs as described above. Includes removal and reinstallation of windows and door as required to accommodate variations in wall thickness after repairs are performed.	1	al	\$ 200,000.00	\$ 200,000.00	Allowance pending further investigation
			Subtotal			\$ 200,000.00	
					SUBTOTAL	\$ 200,000.00	

Date	July 23, 2021 (REVISED November 08, 2021)		Preliminary ESTIMATE OF COSTS for Gallery Community Association			
II. CIVIL	Repair Description	Repair Quantity	Unit Type	Unit Cost	Direct Cost	Notes
Costs and repairs are based upon SBSA, LLC's, Construction and Design Compliance Report, dated 06/23/2021, and Supplemental Construction and Design Compliance Report, dated 10/14/2021						
1.0 Grading and Drainage						
1.0A	Drainage Bounded by Concrete Flatwork					
Loc.	Perform repairs at all locations noted in the Civil Repair Drawings.					
Ext.	Coordinate sidewalks, curbs, and roadway to allow for proper site geometric integration in all new construction.					
1.	A full topographical survey from the curb line to the face of the building will be required due to the limited site elevation difference to enable design to correct the deficient construction.	1	al	\$ 10,000.00	\$ 10,000.00	Allowance
2.	Construct concrete aprons below roof drain terminations.					Included below in 2.a & b.
a.	Where sidewalks exist, remove sidewalk to nearest joint and provide sidewalk chase. (Buildings A and B / 344 SF total)	344	sf	\$ 34.00	\$ 11,696.37	(Per 50 SF / Avg repair area) Skilled Crew @\$175 hour / 6 hours (\$1050); Materials/Disposal/Equipment (\$650); \$1700 / 50 SF = \$34.00 SF
b.	Where no sidewalks are constructed, construct curb cut to allow flow out of bounded area, and re grade unpaved area to drain. (Buildings C and D / 174 SF total)	174	sf	\$ 22.00	\$ 3,836.51	(Per 21 SF / Avg repair area) Skilled and helper @\$110 hour / 3 hours (\$330); Materials/Disposal/Equipment (\$125); \$455 / 21 SF = \$22.00 SF
3.	Place rocks (4- to 6-inch diameter) in concrete aprons.					Included above in 2.a & b.
4.	Adjust existing electrical and irrigation boxes as required.					Included above in 2.a & b.
		Subtotal			\$ 25,532.88	
1.0B	Non-Compliant Management of Concentrated Flows					
Loc.	Perform repairs at all locations noted in the Civil Repair Drawings.					
1.	Same scope of repair as Civil 1.0A					
						Included in Civil 1.0A
2.0 Concrete Flatwork						
2.0A	Non-Compliant Cross-Slope of Sidewalks					
Loc.	Perform repairs at all locations noted in the Civil Repair Drawings.					
Ext.	Coordinate sidewalks, curbs, and roadway to allow for proper site geometric integration in all new construction.					
1.	Remove and replace concrete to the nearest construction/ control joint.	661	sf	\$ 23.00	\$ 15,203.46	(Per 50 SF) Skilled Crew @\$175 hour / 4 hours (\$700); Materials/Disposal/Equipment (\$450); \$1150 / 50 SF = \$23.00 SF
a.	Ensure that subgrade is prepared in compliance with the recommendations of a geotechnical engineer prior to the placement of concrete.					Included above in 1.
b.	Ensure grading and drainage direct runoff away from flatwork subbase.					Included above in 1.

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II.	CIVIL		Repair Quantity	Unit Type	Unit Cost	Direct Cost	Notes
	Repair Description						
	c.	Ensure all new flatwork meets slope requirements set forth in the current applicable building code as amended by the City of Scottsdale, MAG Standard Details, and ADA/ ANSI standards.					Included above in 1.
	d.	At all locations where new concrete flatwork is to be constructed directly adjacent to vertical building elements, provide full-depth, 1/2-inch expansion joints in compliance with applicable codes and/ or industry standards.					Included above in 1.
	2.	In conjunction with the repairs above, provide allowance for retrofitting stair assemblies as required to accommodate new landing height per engineer's specifications.	5	loc	\$ 3,500.00	\$ 17,500.00	Allowance
			Subtotal			\$ 32,703.46	
2.0B	Non-Compliant Longitudinal Slope of Sidewalks						
	Loc.	Perform repairs at all locations noted in the Civil Repair Drawings.					
	Ext.	Coordinate sidewalks, curbs, and roadway to allow for proper site geometric integration in all new construction.					
	1.	Same scope of repair as Civil 2.0A					Included in Civil 2.0A
2.0C	Non-Compliant Landings						
	Loc.	Perform repairs at all locations noted in the Civil Repair Drawings.					
	Ext.	Coordinate sidewalks, curbs, and roadway to allow for proper site geometric integration in all new construction.					
	1.	Same scope of repair as Civil 2.0A					Included in Civil 2.0A
					SUBTOTAL	\$ 58,236.34	

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III.	BUILDING ENVELOPE		Repair Quantity	Unit Type	Unit Cost	Direct Cost	Notes								
	Repair Description														
<p>Costs and repairs are based upon SBSA, LLC's, Construction and Design Compliance Report, dated 06/23/2021, and Supplemental Construction and Design Compliance Report, dated 10/14/2021</p>															
1.0 Facade (Exterior Cladding and Sealants) Type 1 - Stucco															
1.0A Missing Weep Mechanism in Stucco															
Loc. Buildings A-D															
Qty. 100%															
Ext. Coordinate repair with related stucco and underlying moisture-management repair recommendations as well as all adjacent civil repair recommendations.															
1. Coordinate with replacement of the WRB and the stucco system as described in Sections C.1.b and C.1.c of engineer's report.															
2. Install new weep mechanisms at the following horizontal terminations.															
a. At window heads, slider door heads, swing door heads, and garage door heads, terminate the weep casing bead 1/4-inch above sheet metal head flashing.															
<table border="0"> <tr> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">1,518</td> <td style="width: 5%; text-align: center;">lf</td> <td style="width: 10%; text-align: right;">\$ 9.50</td> <td style="width: 10%; text-align: right;">\$ 14,419.96</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> </table>										1,518	lf	\$ 9.50	\$ 14,419.96		
		1,518	lf	\$ 9.50	\$ 14,419.96										
<p>(Per 15 LF Install only) Plaster and helper @ \$110 hour / 1 hours (\$110); Materials (\$30); \$140 / 15 LF = \$9.50 LF</p>															
b. At soffits, install weeps per the architectural Detail 4/ AS.03 and manufacturer's requirements.															
<table border="0"> <tr> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">1,768</td> <td style="width: 5%; text-align: center;">lf</td> <td style="width: 10%; text-align: right;">\$ 11.00</td> <td style="width: 10%; text-align: right;">\$ 19,442.80</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> </table>										1,768	lf	\$ 11.00	\$ 19,442.80		
		1,768	lf	\$ 11.00	\$ 19,442.80										
<p>(Per 15 LF Install only) Plaster and helper @ \$110 hour / 1 hours (\$110); Materials (\$50); \$160 / 15 LF = \$11.00 LF RU</p>															
3. Shingle-lap WRB with new weep mechanisms.															
Included above in 2.b.															
Subtotal															
\$ 33,862.76															
1.0B Non-Compliant WRB for Stucco System															
Scope. Full removal and replacement of the stucco and the exterior insulation is required to address the non-compliant installation of the WRB for the existing stucco system.															
Loc. Buildings A-D															
Qty. 100%															
Ext. Coordinate repair with related stucco and underlying moisture-management repair recommendations as well as all adjacent civil repair recommendations.															
1. Provide allowance for protection of adjacent surfaces and content manipulation as required.															
a. 3-Plex (Building A)															
<table border="0"> <tr> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">1</td> <td style="width: 5%; text-align: center;">loc</td> <td style="width: 10%; text-align: right;">\$ 9,380.00</td> <td style="width: 10%; text-align: right;">\$ 9,380.00</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> </table>										1	loc	\$ 9,380.00	\$ 9,380.00		
		1	loc	\$ 9,380.00	\$ 9,380.00										
<p>24 hours - Building Labor Crew @ \$245 per hour Materials (\$3500)</p>															
b. 5-Plex (Buildings B, C and D)															
<table border="0"> <tr> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">3</td> <td style="width: 5%; text-align: center;">loc</td> <td style="width: 10%; text-align: right;">\$ 11,400.00</td> <td style="width: 10%; text-align: right;">\$ 34,200.00</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> </table>										3	loc	\$ 11,400.00	\$ 34,200.00		
		3	loc	\$ 11,400.00	\$ 34,200.00										
<p>40 hours - Plasterer and a helper @ \$110 per hour Materials (\$7000)</p>															
2. Provide allowance for removal, staging and reinstallation of wall obstructions including but not limited to signage, light fixtures, utility boxes and window awnings.															
a. 3-Plex (Building A)															
<table border="0"> <tr> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">1</td> <td style="width: 5%; text-align: center;">loc</td> <td style="width: 10%; text-align: right;">\$ 6,250.00</td> <td style="width: 10%; text-align: right;">\$ 6,250.00</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> </table>										1	loc	\$ 6,250.00	\$ 6,250.00		
		1	loc	\$ 6,250.00	\$ 6,250.00										
<p>30 hours - Skilled Crew @ \$175 per hour Materials (\$1000)</p>															
b. 5-Plex (Buildings B, C and D)															
<table border="0"> <tr> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">3</td> <td style="width: 5%; text-align: center;">loc</td> <td style="width: 10%; text-align: right;">\$ 8,500.00</td> <td style="width: 10%; text-align: right;">\$ 25,500.00</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> </table>										3	loc	\$ 8,500.00	\$ 25,500.00		
		3	loc	\$ 8,500.00	\$ 25,500.00										
<p>40 hours - Skilled Crew @ \$175 per hour Materials (\$1500)</p>															
3. Provide allowance for access including scaffolding, lifts, etc.															
<table border="0"> <tr> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">57,696</td> <td style="width: 5%; text-align: center;">sf</td> <td style="width: 10%; text-align: right;">\$ 2.50</td> <td style="width: 10%; text-align: right;">\$ 144,239.46</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> </table>										57,696	sf	\$ 2.50	\$ 144,239.46		
		57,696	sf	\$ 2.50	\$ 144,239.46										

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III.	BUILDING ENVELOPE		Repair Quantity	Unit Type	Unit Cost	Direct Cost	Notes
	Repair Description						
	4.	Remove and replace existing stucco assembly per engineer's specifications. Includes hauling and disposal.	57,696	sf	\$ 14.70	\$ 848,128.04	(Per 30 SF typical site conditions including confined, difficult access areas and select demolition where required) Plaster and helper @ \$110 hour / 3 hours (\$330); Materials/Disposal (\$110): \$440 / 30 SF = \$14.70 SF
	a.	Install new WRB per the requirements of ESR-3529 for the existing stucco system.					Included above in 4.
	b.	Ensure that the WRB above is shingle-lapped with the sheet metal flashing.					Included above in 4.
	c.	Repair contractor to estimate using between two layers of Grade D kraft building paper or one layer of Grade D kraft paper with minimum water-resistance rating of 60-minutes or using Tyvek products such as Stucco Wrap or Drain Wrap as specified in Section 3.2.4 and Section 3.2.10 of ESR-3529.					Included above in 4.
	d.	Ensure all WRB terminations shingle-lap with all surrounding rigid and flexible flashings, weeps, and accessories.					Included above in 4.
	e.	Install sheet metal flashings per Section C.2.a of engineer's report.					Included above in 4.
	f.	Install new stucco system to comply with the current requirements of ESR-2359.					Included above in 4.
	9.	Install lath per the stucco manufacturer and ASTM C1063.					Included above in 4.
	5.	Install missing exterior sheathing and straps, as necessary, per the LFRS repairs recommended in Section A.2 of this report.					Included in Structural 2.0
	6.	Install EPS foam boards per repairs recommended in Section C.1.c of engineer's report.					Included above in 4.
	7.	Install control joints at fenestration comers, floor lines, top plate/truss lines, and within the field of the wall to comply with ASTM C1063 and the stucco manufacturer.	10,265	lf	\$ 4.00	\$ 41,059.86	(Per 1000 LF Install only) Plaster Crew @ \$240 hour / 8 hours (\$1920); Materials (\$2000): \$3920 / 1000 LF = \$4.00 LF RU
	8.	Install weep casing beads with 3-1/2-inch vertical legs at all stucco terminations Ensure that the WRB shingle-laps with the new weep casing beads.					Included above in 4.
	9.	Exterior painting	57,696	lf	\$ 2.90	\$ 167,317.78	(Per 1000 SF Prime / Masking / Caulking / Paint 2 coats / 2 colors) Painter Crew \$350 hour / 4 hours (\$1400); Materials (\$1500): \$2900 / 1000 SF = \$2.90 SF
		Subtotal				\$ 1,276,075.15	

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III.	BUILDING ENVELOPE		Repair Quantity	Unit Type	Unit Cost	Direct Cost	Notes
	Repair Description						
	1.0C	Non-Compliant EPS Foam Board for Stucco System					
	Scope	Full removal and replacement of the stucco is required to address the noncompliant installation of the EPS foam board for the existing stucco system.					
	Loc.	Buildings A-D					
	Qty.	100%					
	Ext.	Coordinate with adjacent repairs, including underlying moisture-management and stucco repair recommendations.					
	1.	Where installed over solid substrates, remove existing EPS foam board to perform the following repairs.					Included in Building Envelope 1.0B
	a.	Ensure all EPS foam boards have 3/8-inch projecting tongues with compatible grooves at horizontal joints.					Included in Building Envelope 1.0B
	b.	At solid substrates, install new minimum 1/2-inch-thick EPS foam board with vertical grooves spaced at a maximum 12-inches on-center on the back face of the boards.					Included in Building Envelope 1.0B
	c.	The vertical grooves should be a minimum 1/4-inch wide by 1/8-inch deep as required by ESR-3529.					Included in Building Envelope 1.0B
	d.	Where EPS foam board repairs are necessary at open stud framing, use minimum 1-inch-thick EPS boards installed in compliance with ESR-3529.					Included in Building Envelope 1.0B
	2.	As an alternative to EPS foam boards with vertical grooves, flat-faced EPS foam boards may be installed over the solid substrates provided the WRB recommended in Section 3.2.4 of ESR-3529 is used.					Included in Building Envelope 1.0B
	1.0D	Non-Compliant Slope of Horizontal Stucco Surfaces					
	Loc.	Buildings A-D					
	Qty.	100%					
	Ext.	Coordinate repair with related cladding, flashing, and underlying moisture-management recommendations.					
	1.	Repair to be performed at all stucco parapet walls and pop-out boxes sloped less than 2:1.					Included below in 5.a. & b.
	2.	Remove existing stucco, lath, and building paper as required to perform the repair as described below.					Included in Building Envelope 1.0B
	3.	Install continuous shims to provide a 2:1 minimum slope on stucco wall caps.					Included below in 5.a. & b.
	4.	Install new self-sealing SAM that reduces the potential for water intrusion due to fastener holes.					Included below in 5.a. & b.

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	Repair Description						
	5.	Install new SAM over the top of the continuous shim, ensuring SAM shingle-laps over the adjacent WRB on all sides and forms a continuous saddle at the intersections with the adjacent wall.					Included below in 5.a. & b.
	a.	3-Plex (Building A)	1	al	\$ 7,300.00	\$ 7,300.00	20 hours - Stucco Crew @ \$240 per hour Materials (\$2500)
	b.	5-Plex (Buildings B, C and D)	3	al	\$ 6,300.00	\$ 18,900.00	30 hours - Plasterer and a helper @ \$110 per hour Materials (\$3000)
	6.	Reinstall stucco as described in Repair Section C.1.c.					Included in Building Envelope 1.0B
			Subtotal			\$ 26,200.00	
	1.0E	Deficient Self-Adhered Membrane under Horizontal Stucco System					
	1.	Refer to Repair Section C.1.d of engineer's report.					Included in Building Envelope 1.0B
	1.0D	Missing Control/Movement Joints					
	1.	Refer to Repair Section C.1.b of engineer's report.					Included in Building Envelope 1.0B
	2.0	Moisture-Management System (Barriers, Flashings, Drainage, Etc.)					
	2.0A	Missing Sheet Metal Flashing at Window Head					
	Loc.	Buildings A-D					
	Qty.	100%					
	Ext.	Coordinate repair with related cladding, flashing, and underlying moisture-management recommendations.					
	1.	Where sheet metal flashing is missing at fenestration heads, perform the repair described below.					
	a.	Install new pre-finished sheet metal flashings with 4-inch vertical legs and horizontal legs sloped 10- to 15-degrees as detailed on the architectural plans with hemmed drip edges.	1,518	loc	\$ 13.00	\$ 19,732.57	(Per 10 LF Install only) Plaster and helper @ \$110 hour / 1 hours (\$110): Materials (\$20): \$130 / 10 LF = \$13.00 LF
	b.	Apply sealant at ends of sheet metal flashing to provide end dams.					Included above in 1.a.
	c.	Ensure all flashing joints and comers are sealed.					Included above in 1.a.
	d.	Ensure that the WRB above is shingle-lapped with the sheet metal flashing.					Included above in 1.a.
	2.	Reinstall cladding per manufacturer instructions with a minimum 1/ 4-inch clearance between the bottom of cladding and the back of the sloped sheet metal flashing.					Included in Building Envelope 1.0B
			Subtotal			\$ 19,732.57	

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III.	BUILDING ENVELOPE		Repair Quantity	Unit Type	Unit Cost	Direct Cost	Notes
	Repair Description						
	2.0B Non-Compliant Flashing to Stucco Interface						
	Scope.	At elevated decks and awnings, remove existing edge flashing and membrane/ coating to allow for stucco repairs described below.					
	Loc.	Buildings A-D					
	Qty.	100%					
	Ext.	Coordinate with replacement of the WRB and the stucco system as described in the stucco repair sections of this report.					
	1.	Remove and reinstall existing railings as required.	456	lf	\$ 15.50	\$ 7,066.51	(Per 25 LF Typical railing) Skilled and helper @\$110 hour / 3 hours (\$330); Materials (\$50): \$380 / 25 LF = \$15.50 LF RU
	a.	Railings at 2nd level sliding glass doors.	8	loc	\$ 235.00	\$ 1,880.00	2 hours - Skilled labor & helper @ \$110 per hour Materials (\$15)
	2.	In conjunction with stucco repairs, remove and replace existing edge flashing and membrane/coating as required.	456	lf	\$ 22.50	\$ 10,257.84	(Per 25 LF Typical balcony edge) Skilled and helper @\$110 hour / 4 hours (\$440); Materials/Disposal (\$120): \$560 / 25 LF = \$22.50 LF RU
	a.	New deck coating and new awning TPO perimeter edge membrane will be required to facilitate the repairs.	2,410	sf	\$ 9.50	\$ 22,893.38	(Per 100 SF Typical balcony area) Skilled and helper @\$110 hour / 5 hours (\$550); Materials (\$400): \$950 / 100 SF = \$9.50 SF
	b.	Provide allowance for replacement of substrate as required. (Per location)	18	loc	\$ 345.00	\$ 6,210.00	2 hours - Skilled labor & helper @ \$110 per hour Materials (\$125) Allowance
	c.	Ensure the flashing is integrated with the new deck coating and awning TPO membrane.					Included above in 2.
	d.	Install new edge flashing at decks per Section C.4.a of this report.					Included above in 2.
	3.	Remove and replace stucco as required by the architectural details 12/ A8.03 and 5/ A8.04.					Included in Building Envelope 1.0B
		Subtotal				\$ 48,307.74	
	2.0C Non-Compliant Isolation Joints at Dissimilar Materials						
	Loc.	Buildings A-D					
	Qty.	100%					
	Ext.	Typical locations for repair include joints at fenestrations, penetrations at all cladding types, vertical joints between cladding types, and joints between all cladding types and wood trim, including fascia trim at re-entrant corners.					
	1.	At locations where stucco interfaces with dissimilar materials, perform the following repairs.					Stone veneer locations only: Other non-compliant isolation joints covered in Building Envelope 1.0B
	a.	Remove and reinstall existing stone veneer as required.	380	lf	\$ 36.25	\$ 13,766.68	(Per 20 LF) Skilled and helper @\$110 hour / 5 hours (\$550); Materials/Disposal (\$175): \$725 / 20 LF = \$36.25 LF
	b.	At stucco, provide casing bead at edge of joint.					Included above in 1.a.
	c.	The depth to width ratio for the joint should be equal to 2:1.					Included above in 1.a.

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	Repair Description						
	d.	Install type B backer rod and low-modulus elastomeric sealant to provide compliant butt isolation joint at dissimilar material interfaces with joint widths that are 3/8-inch or greater.					Included above in 1.a.
	e.	Install polyethylene bond breaker tape and low-modulus elastomeric sealant to provide compliant fillet isolation joint at dissimilar material interfaces where the existing space is less than 3/8-inch wide or the dissimilar materials are out of plane.					Included above in 1.a.
	2.	Reinstall cladding as required to address other repair recommendations, providing 3/8- to 1/2-inch-wide gap between dissimilar materials.					Included above in 1.a.
	3.	Following installation of sealant isolation joints at penetrations through the cladding, set surface-mounted objects in continuous sealant against the face of the cladding.					Included in Building Envelope 1.0B
	a.	Where applicable, profile the sealant at the top of the surface-mounted objects to promote drainage over the top flanges.					Included in Building Envelope 1.0B
	4.	At isolation joints at tops of stair walls located between buildings, remove and replace sealant and backer rod; color of sealant to match existing.	2	loc	\$ 590.00	\$ 1,180.00	4 hours - Skilled labor & helper @ \$110 per hour Materials (\$150) 15 LF per location
		Subtotal				\$ 14,946.68	
3.0 Roofing System Type 1 - Spray Polyurethane Foam (SPF)							
3.0A Non-Compliant Slope to Roof Drains							
Loc. Repairs to be performed at all roof decks with non-compliant drainage.							
	Qty.	100%					
	1.	Safe off and remove existing HVAC equipment and conduit. Includes reinstallation.					
	a.	3-Plex (Building A)	1	loc	\$ 6,180.00	\$ 6,180.00	12 hours - HVAC Crew @ \$215 per hour Materials (\$3600)
	b.	5-Plex (Buildings B, C and D)	3	loc	\$ 10,300.00	\$ 30,900.00	20 hours - HVAC Crew @ \$215 per hour Materials (\$6000)

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III.	BUILDING ENVELOPE		Repair Quantity	Unit Type	Unit Cost	Direct Cost	Notes
	Repair Description						
	2.	Remove and replace membrane and underlying substrates as necessary to perform repairs described below.	14,974	sf	\$ 7.00	\$ 104,820.85	Behmer Roofing
	a.	Provide and install new flashing assembly at perimeter terminations.	2,335	lf	\$ 10.00	\$ 23,346.61	Behmer Roofing
	b.	Remove and replace damaged underlying coverboard and structure, if present. (Estimate 5%)	749	sf	\$ 4.50	\$ 3,369.24	Behmer Roofing
	c.	Install tapered insulation to provide positive drainage (1/4-inch minimum) towards roof drains.					Included above in 1.
	d.	Slope cricket a minimum of 1/4-inch-per-foot along the valley.					Included above in 1.
		Subtotal				\$ 168,616.70	
	3.0B Roof Leaks						
	Loc.	Transition from the SPF roof and perimeter of the roof drain sump.					
	Qty.	All building B units					
	1.	Prepare the existing waterproofing system for installation of reinforcing fabric at transition from the SPF and the perimeter of the roof drain sump at all units of Building B.					Included in 3.0A
	2.	Apply waterproofing coating per manufacturer's instructions.					Included in 3.0A
	3.	At the Unit 3106 AC unit pad, provide a permanent roof repair and coordinate with repairs for C.3a in SBSA's CDC Report.					Included in 3.0A
	4.	At Unit 3104, reinstall front light to electrical box and apply a compliant sealant joint. Coordinate with repairs recommended in SBSA's CDC Report.					Included in 1.0B

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III.	BUILDING ENVELOPE		Repair Quantity	Unit Type	Unit Cost	Direct Cost	Notes
	Repair Description						
4.0 Elevated Decks, Balconies, or Walkways							
4.0A Non-Compliant Slope of Deck							
Loc.	Repairs to be performed at all decks with non-compliant slope and drainage at edge flashing.						
Qty.	Building A: Units 3118, 3122, 3124 Building B: Units 3106, 3110, 3112, 3116 Building C: Units 3113, 3123, 3125, 3127 Building D: Units 3105, 3121, 3125						
Ext.	Coordinate with repairs recommended in engineer's report.						
1.	Remove existing deck edge flashing, membrane, and underlying substrates as necessary to perform repairs described below.						Included in Building Envelope 2.0B
a.	Remove and replace damaged underlying structure, if present.						Included in Building Envelope 2.0B
2.	Provide a notch equivalent to the thickness of the metal flashing and deck coating for a length equal to the horizontal leg of the flashing.						Included in Building Envelope 2.0B
a.	Ensure the notch slopes positively towards the deck edge.						Included in Building Envelope 2.0B
3.	Install new flashing and deck coating flush to the existing deck surface and sloped a minimum of 2-percent to the deck edge.						Included in Building Envelope 2.0B
					SUBTOTAL	\$ 1,587,741.59	

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IV.	MISCELLANEOUS	Repair Quantity	Unit Type	Unit Cost	Direct Cost	Notes
	Repair Description					
Costs and repairs are based upon SBSA, LLC's, Construction and Design Compliance Report, dated 06/23/2021, and Supplemental Construction and Design Compliance Report, dated 10/14/2021						
1.0 Pool Cabana						
1.0A	Ceiling Damage					
Ext.	There are areas of the pool cabana ceiling that are cracked and have peeling paint. A previous repair by the original contractor was performed on the ceiling area near the area of the damaged ceiling per the disclosed Nautilus photographs. The standing seam metal roof panels of the cabana are riveted at the overlap with the metal drip edge. At the standing seam metal roof panels and drip edge interface, there are openings and at one location there are no rivets. The openings allow water to enter between the drip edge and roof panels. The disclosed photographs of the previous repair show that the repair does not appear to have addressed the underlying issue that caused the damage.					
Scope.	A) Remove existing rivets at the downhill side of the roof. B) Install sheet metal flashing under the existing standing seam metal roof. Extend the leg of the sheet metal flashing under the standing seam metal panels and under the roof underlayment a minimum of 4-inches. Extend the edge of the sheet metal flashing 1/4-inch past the edge of the fascia. Color to match existing roof and sheet metal drip edge. C) Drill a pilot hole through the new sheet metal flashing at the existing rivet holes and apply heat-resistant silicone sealant in the existing rivet holes. D) Attach standing seam metal roof with screws and neoprene washers at the location of the existing rivets. E) Crimp the ends of the standing seam metal roofs. F) Fix damaged drywall ceiling and paint to match.					
Loc.	Common Area / Pool					
Standing Seam Metal Roof						
1.	Remove existing rivets as required	1	loc	\$ 1,250.00	\$ 1,250.00	6 hours - Roofer (2) @ \$150 per hour Materials (\$350)
2.	Install sheet metal flashing and new rivets as required. (Estimated 22 LF)					Included in 1.0 #1
3.	Crimp ends of standing seam roof.					Included in 1.0 #1
Ceilings and Walls						
4.	Provide protection of adjacent finishes and content manipulation as required.					Included in 1.0 #7
5.	Remove and reinstall existing recessed light fixtures.	12	loc	\$ 75.00	\$ 900.00	1 hours - Skilled labor @ \$65 per hour Materials (\$10)
6.	Remove and replace damaged drywall where required. Add blocking where missing.	1	loc	\$ 435.00	\$ 435.00	3 hours - Drywall Installer (2) @ \$120 per hour Materials (\$75)
7.	Seal new drywall and paint entire ceiling to match existing.	283	sf	\$ 3.06	\$ 865.29	(Per 75 SF Prime / Caulk / Paint (2) coats) Painters (2) \$130 hour / 1 hours (\$130); Materials (\$100): \$230 / 75 SF = \$3.06 SF
8.	Remove protection and clean repair area.					Included in 1.0 #7

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IV.	MISCELLANEOUS		Repair Quantity	Unit Type	Unit Cost	Direct Cost	Notes
	Repair Description						
Fire Feature							
9.	In conjunction with repairs above, remove and replace existing wall finishes as required.		1	al	\$ 740.00	\$ 740.00	4 hours - Skilled labor & helper @ \$110 per hour Materials (\$300)
10.	Furnish and install new hardwired switch control box.		1	al	\$ 590.00	\$ 590.00	3 hours - Electrician and helper @ \$130 per hour Materials (\$200)
11.	Furnish and install new remote system control box. Make up the wire connections from the switch control box to the remote receiver.		1	ls	\$ 1,980.97	\$ 1,980.97	Magic Touch Mechanical: Estimate #32855778
12.	Furnish and install new igniter control box.		1	ls	\$ 1,576.22	\$ 1,576.22	Magic Touch Mechanical: Estimate #17942481
			Subtotal			\$ 8,337.48	
2.0 Roof Deck Penthouse Door							
2.0A	Interior Door Trim Damage						
Loc.	Roof access door / Units 3106 and 3123						
Qty.	(2) Locations						
1.	Apply sealant at door jambs, prep and paint to match existing.		2	loc	\$ 295.00	\$ 590.00	2 hours - Skilled labor & helper @ \$110 per hour Materials (\$75) Includes protection and clean up
			Subtotal			\$ 590.00	
3.0 Interior Repairs - Resultant Damage							
Scope.	Perform repairs to damaged interior finishes as required.						
Loc.	Where observed (Per SBSA Observation Drawing Set)						
Ext.	Repair includes protection and content manipulation as required.						
Building B							
1.	Unit 3104						
a.	Upper level / Drywall repair: Water damaged ceiling in back room.		1	al	\$ 555.00	\$ 555.00	4 hours - Drywall Installer (2) @ \$120 per hour Materials (\$75)
b.	Upper level / Drywall repair: Water damaged ceiling vent in hallway.		1	al	\$ 290.00	\$ 290.00	2 hours - Drywall Installer (2) @ \$120 per hour Materials (\$50)
c.	Seal all new drywall and paint wall and ceiling planes as required (2) colors / (2) coats. Includes masking and caulking as required.		1	al	\$ 950.00	\$ 950.00	5 hours - Painters (2) @ \$130 per hour Materials (\$300)
2.	Unit 3106						
a.	Upper level / Drywall repair: Water damaged ceiling at bedroom and laundry room.		1	al	\$ 580.00	\$ 580.00	4 hours - Drywall Installer (2) @ \$120 per hour Materials (\$100) Included in 3.0 #2
b.	Swollen interior door jambs and moisture under tile. (Perform in conjunction with 2.0 #1)		1	al	\$ 700.00	\$ 700.00	5 hours - Skilled labor & helper @ \$110 per hour Materials (\$150)
c.	Seal all new drywall and paint wall and ceiling planes as required (2) colors / (2) coats. Includes masking and caulking as required.		1	al	\$ 1,340.00	\$ 1,340.00	8 hours - Painters (2) @ \$130 per hour Materials (\$300)

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IV.	MISCELLANEOUS		Repair Quantity	Unit Type	Unit Cost	Direct Cost	Notes
	Repair Description						
	Building C						
	7.	Unit 3123					
	a.	Swollen interior base trim at Penthouse doorway. Includes removal and replacement, and painting as required. (Perform in conjunction with 2.0 #1)	1	al	\$ 405.00	\$ 405.00	3 hours - Skilled labor & helper @ \$110 per hour Materials (\$75)
			Subtotal			\$ 4,820.00	
					SUBTOTAL	\$ 13,747.48	