



SILVERTON HOUSING AUTHORITY & REGULAR MEETING – Silverton Board of Trustees
Silverton Town Hall – June 10, 2024
Call to Order & Roll Call –Silverton Housing Authority @ 6:00pm and Regular Meeting @7:00pm

ATTENTION: The Town of Silverton Trustee meetings are being conducted in a hybrid virtual/in-person. Instructions for public participation in Town Trustee meetings are as follows:

- Zoom Webinar Link: <https://us02web.zoom.us/j/88637487127>
- By Telephone: Dial 669-900-6833 and enter Webinar ID 886 3748 7127 when prompted.
- YouTube (live and recorded for later viewing, does not support public comment):
www.youtube.com/channel/UCmJgal9lUXK5TZahHugprpQ

If you would like to make a public comment during a specific Agenda Item, please submit a request to the Town Administrator at gkaasch-buerger@silverton.co.us

MEETING PROTOCOLS: Please turn off cell phones; be respectful and take personal conversations into the lobby. The public is invited to attend all regular meetings and work sessions of the Board of Trustees. Please be advised, public comment will not be taken during the work session meetings. Closing Public Comment must be related to an agenda item.

Silverton Housing Authority @ 6:00pm

- 1) Public Comment - *Comments must be limited to three (3) minutes in duration.*
- 2) Directors Report
- 3) Anvil Multifamily RFP Award
- 4) Market Study Proposal
- 5) Homeownership Interest Survey Data

Regular Meeting @ 7:00pm

- 1) Staff and/or Board Revisions to Agenda
- 2) Public Comment - *Comments must be limited to three (3) minutes in duration.*
- 3) Presentations/Proclamations
- 4) New Business
 - a) Boxcar Apartment Preliminary Engineering RFQ Award
- 5) Consent Agenda
 - a) Payroll
 - b) Meeting Minutes 5.28.24
 - c) Accounts Payable
 - d) Special Event Notice: July 4th in the Park
 - e) Contract for Anesi Park Cleaning Services
- 6) Staff Reports
- 7) Committee/Board Reports
- 8) Trustee Reports



9) Continued Business

10) Public Comment

Adjourn

Up-coming Meeting Dates:

6.11 @5pm Historic Review Committee Meeting

6.12 @4pm Personnel and Ordinance Committee Meeting

6.17 @9am Finance Committee Meeting

6.17 @6pm Brownfields Community Information Meeting-Kendall

6.18 @7pm San Juan Regional Planning Commission-Town Hall

6.24 @7pm Board of Trustees Regular Meeting

End of Agenda

June 10, 2024

SILVERTON HOUSING AUTHORITY

MEETING PACKET



**Silverton Housing Authority
Director Report**

Department: Housing
Head of Department: Anne Chase
Date of SHA Board meeting: 06/10/2024

For immediate Trustee consideration:
Anvil Multifamily RFP Award
Housing Market Study Proposal

Regular Meetings & Communication:

- Weekly Region 9 Housing Leads Check In
- Weekly Housing Check-In w/ Gloria weekly
- 4/23 CHFA Technical Assistance Kick-off meeting: Zanoni Conceptual Plan
- 4/29 RFP Interview
- 4/30 Regional Housing Alliance of La Plata County 1st Annual Housing Conference
- 5/1 Local Planning Capacity grantee orientation
- 5/2 RFP Interview
- 5/3 Meeting with Shirley Diaz DOLA Regional Representative
- 5/6 RFP Interview
- 5/10 Meeting with 1st Southwest Bank about Anvil Multifamily Development
- 5/13 Meeting with Town x County Administrators to discuss Anvil projects
- 5/14 Meeting with Bank of the San Juans about Anvil Multifamily Development
- 5/15 Meeting with JJ Folsom of Community Builders to discuss DOH TA application.
- 5/15 RFP Interview
- 6/4 CHFA TA Follow-up

Top on the TO DO list:

- Determining financing sources for Anvil Multifamily Development & Issue award letter.
- Creating SHA Affordable Housing Guidelines
- Boxcar Apartment RFQ proposal contract.
- Land conveyance from SJC to SHA.

Grants (applications, updates, awards):

- Submitted application to DOH Technical Assistance 5/17

Upcoming Issues:

- Land conveyance SJC to SHA

<ul style="list-style-type: none"> • Final phase of contract execution for Local Planning Capacity Grant. • IHOI, LPC, EIAF, HDG grant quarterly reports due July 15. • CHFA SHIP underway. 	<ul style="list-style-type: none"> • Request for funding from SJC Lodgers Tax fund for Housing Market Study. • Silverton Housing Authority Affordable Housing Guidelines
<p>Notable completed tasks: Conducted a Home Ownership Interest Survey. Submitted project timeline to DOLA for the EIAF More Housing Now Grant.</p>	<p>Ongoing Project Updates: Boxcar Apartment pre-development engineering RFQ closed 6/3. Coordinating with the Community Development Director with EPA and contractors for site clean-up. SJDA Anvil Single Family homes: #2 closed 6/7. #3 almost dried in. COSIPA Website for SHA: Still on the waiting list for design consultants. Currently creating a website content/communications plan. Building Better Places Action Plan: <i>Recently Completed Tasks:</i> Have begun conversations with SJC Administrator about funding sources available to SHA, applied for DOH TA to research policy incentives and funding opportunities for SHA. <i>Delayed Tasks:</i> Presenting possible funding mechanisms to the SHA board, getting SHA on the finance committee agenda. CHFA Small Scale Housing Technical Assistance: Zanoni Parcel: Update coming....</p>
<p>Learning/ Professional Development: 4/30 Regional Housing Alliance of La Plata County Annual Conference.</p>	



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Affordable Housing Toolkit for Local Officials

Affordable Housing Toolkit for Local Officials Technical Assistance Application

Contact Information

Contact Name	Anne Chase
Title	Director
Entity	Silverton Housing Authority
Email Address	achase@silverton.co.us
Phone Number	970-880-0278

Scope and Impact

Describe the work you are requesting support for (e.g. a program, policy, initiative, development, process etc.) and the type of technical assistance you think will be helpful.

The Silverton Housing Authority (SHA) is interested in developing a policy/initiative to incentivize affordable housing developments while simultaneously creating a sustainable funding stream to support future affordable housing projects. This dual-objective initiative will focus on two components:

1. Incentives for Affordable Housing Developments.
2. Generating a funding Stream for Future Developments.

Technical Assistance Needed:

To successfully design and implement different initiatives, the SHA will need technical assistance in several key areas:

1. Policy Development and Analysis:
 - Drafting policies that incentivize affordable housing developments.
2. Financial Modeling:
 - Examining revenue stream opportunities for the Silverton Housing Authority as part of the incentives.
3. Community Engagement and Outreach:
 - Engaging the community to gain support and input.
4. Implementation Support:
 - Supporting the creation of an implementation plan.



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Affordable Housing Toolkit for Local Officials

Describe how this work will help to address specific housing needs in your jurisdiction or region. Are there particular populations or income levels who will be targeted or are expected to benefit?

Expected Outcomes:

1. **Increased affordable housing units:** We want to generate incentive(s) for the private market to build affordable/attainable housing. Prompting the private market to build more units will complement the SHA's development projects by increasing the total number of affordable units in town.
2. **Sustainable Funding:** A sustainable funding stream to support the ongoing and future affordable housing projects and programs.
3. **Enhanced Capacity:** Strengthened capacity of the Silverton Housing Authority to support affordable housing initiatives.
4. **Community Support:** Broad community support for affordable housing developments and policies by increasing opportunities for the community to participate in affordable housing developments.

Is there a specific timeline on which you would like to complete the work (or the technical assistance component of the work)?

Summer 2024 – December 2024, although we are flexible with timing.

Please attach any additional background documentation.

[Silverton Housing Authority Building Better Places Strategic Plan Adopted 4.22.2024](#)
(Try this link if link above does not work: [Back-up link.](#))

Note: If your attachment size exceeds 25 MB, contact Matt Long (matt.long@state.co.us) for assistance in your submission.



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Affordable Housing Toolkit for Local Officials

Involvement

In what ways are local elected officials engaged in or otherwise supporting this work?

The Silverton Housing Authority Board is composed of the Town Board of Trustees. Within the SHA, the Steering Committee has two elected local officials/board members, the Town Community Development Director, a local real estate agent, the Chamber of Commerce Director, Silverton Learning Center Director, the Town Administrator, and a community member at large.

The Steering Committee attended the Building Better Places Training in March 2024 and developed an Action Plan to create policy incentives for affordable housing and develop a sustainable funding stream for the SHA. The SHA Board adopted the Action Plan on 4/22/2024. The Action Plan has an action item to apply for the DOH TA to support our capacity to create policy incentives and a funding stream for the Silverton Housing Authority.

Are there other key partners who will be involved in the process (and if so, who)?

The Silverton Housing Authority/Town of Silverton and it's Steering Committee are the key partners in this process. Community engagement is a priority of this project.

Will local staff or partners have the ability to support this work for the duration of the technical assistance (e.g., providing guidance and feedback, making introductions to key stakeholders, availability for occasional meetings, etc.)?

Yes, Staff has capacity to support this work.

Please attach letter(s) of support from elected officials and key partners that support this work.



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Affordable Housing Toolkit for Local Officials

Additional Information

Have you participated in any of the other Local Officials Housing Toolkit Online or in-person trainings or focus groups? If so, which?

The SHA Director, SHA Chair, and Town Administrator have completed the Local Officials Housing Toolkit.

Has your community (or any of the other communities in this partnership, if applying as a team) previously been awarded funding through the Innovative Affordable Housing Strategies Program, such as a Planning Grant and/or an Incentive Grant?

The Town of Silverton was awarded the IHOI grant and the Local Planning Capacity (LPC) grant. The IHOI grant was utilized for land acquisition and staff capacity building, while the LPC grant supports the SHA Director's/Town Housing Coordinator position until a sustainable funding source can be established for these roles. This Technical Assistance will provide expertise in affordable housing policies to ensure the sustainability and advancement of the work initiated through the IHOI and LPC grants

Are there any other DOH-related programs or funding this work will involve (if so, which)?

The LPC and IHOI grant ensure there is staff to support this TA project.



AGENDA MEMO

SUBJECT: Anvil Multifamily RFP Selection
MEETING DATE: 6/10/2024
STAFF CONTACT: Anne Chase

Overview:

The Silverton Housing Authority released an RFP for the Anvil Multifamily Development March 12th – April 16th, 2024. The Review Committee composed of Town Staff met on April 22, 2024, and reviewed the two received proposals. Staff conducted follow-up interviews with both applicants.

The RFP set the following parameters:

The Silverton Housing Authority (“SHA”) seeks proposals from General Contractors and/or Housing Manufacturing Firms to bid on the site design, building design, building, and placement/construction of up to 10 housing units. The type of building for the units is up for consideration (i.e. single-family, duplex, triplex, etc.). The placement/construction of the buildings and completion shall be between June 1, 2024, and October 15, 2026.

SHA is seeking proposals to qualify a turnkey solution for the site plan, building design, manufacture/construction on affordable vacant lots within the Anvil Mountain Subdivision. The configuration and design of the buildings and site are up for the builder’s best-use interpretation and design. SHA is seeking proposals that maximize the number of housing units on four (4) lots while abiding by zoning, parking, and snow-removal requirements listed in the appendix. The construction schedule and the project generally are dependent on finalizing sources of financing.

The current need is a mix of two- and three-bedroom housing units. The units will be a combination of rental and for-sale units. The Silverton Housing Authority reserves the right, upon the agreement of the builder, to purchase additional units (including units with different configurations) under the same terms and conditions as detailed herein.

The Silverton Housing Authority received proposals from Fading West Development and Colorado Building Systems.

Fading West Development

Fading West exists to build thriving and connected communities by reimagining the construction industry. Our vision is to eliminate the housing crisis for the workforce in the communities they serve. Our mission is to create high-quality, architecturally interesting, diverse communities for the workforce. We fully integrate design, development, manufacturing, and construction into a single LEAN value stream to accomplish this mission.

In November 2021, Fading West opened its state-of-the-art manufacturing facility in Buena Vista, CO. The 110,000 SF facility has quickly ramped up production and offers high quality residential homes across a range of floor plans including attached and detached single-family homes as well as multi-family product up to four stories. As Fading West prepares to enter the 3rd year of factory production, it has already built a substantial track record of success across Colorado, having delivered 300+ units of production since its opening (through 12/31/23).

Located in central Colorado, Fading West is ideally positioned to provide cost-effective, high quality modular homes to communities across the state. Modular manufacturing carries significant advantages over stick-built competitors: costs are reduced by as much as 20%, while the entire timeline to build can be reduced by more than 50%. Cost and timing benefits are particularly important in many communities in Colorado, where skilled construction labor is expensive, limited, and weather/climate can dramatically impact construction timelines. Compared to out-of-state modular manufacturers, Fading West’s local footprint in Colorado significantly reduces transportation costs and provides well paid jobs to a local workforce in rural Colorado.

Fading West Development is positioned to manage and execute all services necessary to complete the proposed project. Our development team would serve as point and coordinate with the Silverton Housing Authority on all predevelopment, permitting, and financing activities. Design and engineering would be led by our in-house design team, providing a turnkey multi-disciplinary solution for all of Fading West's design needs. Manufacturing of the housing units would be done by Fading West Building Systems through our climate-controlled factory. Fading West Construction will coordinate site infrastructure and the setting and completion of the modular units, working with local subcontractors to efficiently complete onsite construction. Fading West's vertically integrated structure streamlines the design, development, and construction process ensuring project success. By controlling the entire value stream, efficiencies can be realized, with those savings passed along to the home buyer.

Colorado Building Systems

Colorado Building Systems (CBS) and Heritage Homes (HH) propose to construct a total of four Systems Built duplexes. The duplexes are to meet and exceed the criteria of Structural/General construction specifications and design standard requirements for the Silverton Housing Authority (SHA) as HH is a certified energy star manufacturer. CBS and HH have designed both 2- and 3-bedroom duplex units with the SHA conceptual design criteria built to 2018 IRC state requirements and also achieving the most cost-effective approach to construct this project. This approach includes minimizing transportation costs, utilizing crane time and efficient factory construction practices. CBS and HH have also designed the mono-sloping roof pitches desired by the SHA while utilizing factory construction and minimizing on-site construction applications.

Colorado Building Systems is an all-inclusive systems built (modular) housing provider. We have partnerships with several manufacturers for the purpose of being able to assist in whatever project you have. We provide everything from high-end custom single-family homes to more affordable single-section homes. Whatever your price point may be, we can direct you to the right product to fit your needs. Colorado Building Systems also specializes in multi-family buildings and development projects. We are the one-stop shop for all housing projects.

Staff Recommendation

After consideration of both proposals, staff recommends implementing a predevelopment contract with Fading West Development based upon their proposal's maximization of housing units, experience and qualifications, and the quality and innovation of development design.

The Review Committee scored the proposals using the following criteria:

Anvil Multifamily RFP 2024 Fading West Development

Criteria	Pts
<p>Financial Viability (20 points):</p> <ul style="list-style-type: none"> Proposals will be evaluated based on the affordability of the housing units. Preference will be given to proposals with a cost per unit at or below the 125% Area Median Income (AMI) sale price. The proposal should outline strategies for achieving affordability without compromising quality and sustainability. 	17
<p>Maximization (15 points):</p> <ul style="list-style-type: none"> Preference will be given to proposals that maximize the number of housing units on the available lots, efficiently utilizing the space while maintaining livability and comfort. The proposal should provide a clear plan for maximizing the number of units per lot without overcrowding or sacrificing essential amenities. 	15

<p>Project Timeline (10 points):</p> <ul style="list-style-type: none"> Proposals will be assessed based on their ability to span over 2 or more building seasons, demonstrating flexibility in construction scheduling and adaptability to weather conditions. Points will be awarded for proposals that provide a realistic timeline, including milestones and contingencies, to ensure timely completion of the project. 	9.4
<p>Code Compliance (25 points):</p> <ul style="list-style-type: none"> The proposal will be evaluated based on its adherence to all relevant building codes, zoning regulations, and legal requirements. Points will be allocated based on the thoroughness and clarity of how the proposal addresses each code requirement. 	21
<p>Combination of 2 and 3 Bedroom Units (15 points):</p> <ul style="list-style-type: none"> Proposals that offer a combination of 2 and 3 bedroom units will be favored, as this accommodates diverse household sizes and needs within the community. Points will be awarded based on the proportion of 2 and 3 bedroom units proposed relative to the total number of units. 	15
<p>Experience and Qualifications (10 points):</p> <ul style="list-style-type: none"> The experience and qualifications of the development team will be evaluated, including past successful projects, expertise in affordable housing development, and relevant certifications. <p>References and case studies demonstrating the team's capacity to deliver similar projects on time and within budget will be considered.</p>	9.5
<p>Innovation and Sustainability (5 points):</p> <ul style="list-style-type: none"> Extra points will be awarded for proposals that incorporate innovative design, construction techniques, or sustainable practices to enhance the overall quality and longevity of the development. The proposal should highlight any environmentally friendly features, energy-efficient systems, or green building materials utilized in the project. 	4.5
Total Possible Points: 100	91.4

Anvil Multifamily RFP 2024 Colorado Building Systems

Criteria	Pts
<p>Financial Viability (20 points):</p> <ul style="list-style-type: none"> Proposals will be evaluated based on the affordability of the housing units. Preference will be given to proposals with a cost per unit at or below the 125% Area Median Income (AMI) sale price. The proposal should outline strategies for achieving affordability without compromising quality and sustainability. 	18
<p>Maximization (15 points):</p> <ul style="list-style-type: none"> Preference will be given to proposals that maximize the number of housing units on the available lots, efficiently utilizing the space while maintaining livability and comfort. The proposal should provide a clear plan for maximizing the number of units per lot without overcrowding or sacrificing essential amenities. 	11.5

<p>Project Timeline (10 points):</p> <ul style="list-style-type: none"> Proposals will be assessed based on their ability to span over 2 or more building seasons, demonstrating flexibility in construction scheduling and adaptability to weather conditions. Points will be awarded for proposals that provide a realistic timeline, including milestones and contingencies, to ensure timely completion of the project. 	8.5
<p>Code Compliance (25 points):</p> <ul style="list-style-type: none"> The proposal will be evaluated based on its adherence to all relevant building codes, zoning regulations, and legal requirements. Points will be allocated based on the thoroughness and clarity of how the proposal addresses each code requirement. 	20
<p>Combination of 2 and 3 Bedroom Units (15 points):</p> <ul style="list-style-type: none"> Proposals that offer a combination of 2 and 3 bedroom units will be favored, as this accommodates diverse household sizes and needs within the community. Points will be awarded based on the proportion of 2 and 3 bedroom units proposed relative to the total number of units. 	14
<p>Experience and Qualifications (10 points):</p> <ul style="list-style-type: none"> The experience and qualifications of the development team will be evaluated, including past successful projects, expertise in affordable housing development, and relevant certifications. <p>References and case studies demonstrating the team's capacity to deliver similar projects on time and within budget will be considered.</p>	8.5
<p>Innovation and Sustainability (5 points):</p> <ul style="list-style-type: none"> Extra points will be awarded for proposals that incorporate innovative design, construction techniques, or sustainable practices to enhance the overall quality and longevity of the development. The proposal should highlight any environmentally friendly features, energy-efficient systems, or green building materials utilized in the project. 	3
<p>Total Possible Points: 100</p>	83.5

The Pre-Development Agreement (attached below) aims to collaboratively determine the financial viability of the Anvil Multifamily Development as proposed by Fading West Development. The scope of the agreement includes both parties working to identify and secure funding sources, and the developer preparing preliminary plans and studies for TOS review. The parties will negotiate a formal development agreement if the project is deemed financially viable. The agreement term is from June 10th, 2024, until October 1, 2024.

Motion or Direction:

Motion to implement the Predevelopment Agreement with Fading West Development for the Anvil Multifamily Development project.

SIGNATURES PAGE

Failure to complete, sign and return this signature page with your proposal may be cause for rejection.

Contact Information	Response
Company Name	Fading West Development LLC
Name and Title of Primary Contact	Scott Simmons, VP of Development
Phone Number	828-777-5525
Email Address	ssimmons@fadingwest.com
Company Address	1950 McCormick Place, Buena Vista, CO 81211
Company Website	fadingwest.com

By signing below, I certify that:

I am authorized to bid on my company's behalf.

I am not currently an employee of the Town of Silverton, Colorado.

None of my employees or agents is currently an employee of Town of Silverton, Colorado.

I am not related to any Town of Silverton Colorado employee or Elected Official.

I am not a Public Employees' Retirement Association (PERA) retiree.

Bleecker Seaman

Printed Name



Signature of Person Authorized to Bid on
Company's Behalf

04/16/2024

Date (mm/dd/yyyy)



Silverton Housing Authority

Anvil Multi-Family Development 2024 -2026 Request for Proposals

RFQ Responses

1. Project Team Experience and Professional Qualifications

Fading West exists to build thriving and connected communities by reimagining the construction industry. Our vision is to eliminate the housing crisis for the workforce in the communities they serve. Our mission is to create high-quality, architecturally interesting, diverse communities for the workforce. We fully integrate design, development, manufacturing, and construction into a single LEAN value stream to accomplish this mission.

In November 2021, Fading West opened its state-of-the-art manufacturing facility in Buena Vista, CO. The 110,000 SF facility has quickly ramped up production and offers high quality residential homes across a range of floor plans including attached and detached single-family homes as well as multi-family product up to four stories. As Fading West prepares to enter the 3rd year of factory production, it has already built a substantial track record of success across Colorado, having delivered 300+ units of production since its opening (through 12/31/23).

Located in central Colorado, Fading West is ideally positioned to provide cost-effective, high-quality modular homes to communities across the state. Modular manufacturing carries significant advantages over stick-built competitors: costs are reduced by as much as 20%, while the entire timeline to build can be reduced by more than 50%. Cost and timing benefits are particularly important in many communities in Colorado, where skilled construction labor is expensive, limited, and weather/climate can dramatically impact construction timelines. Compared to out-of-state modular manufacturers, Fading West's local footprint in Colorado significantly reduces transportation costs and provides well paid jobs to a local workforce in rural Colorado.

Fading West Development is positioned to manage and execute all services necessary to complete the proposed project. Our development team would serve as point and coordinate with the Silverton Housing Authority on all predevelopment, permitting and financing

activities. Design and engineering would be led by our in-house design team, providing a turn-key multi-disciplinary solution for all Fading West’s design needs. Manufacturing of the housing units would be done by Fading West Building Systems through our climate-controlled factory. Fading West Construction will coordinate site infrastructure and the setting and completion of the modular units, working with local subcontractors to efficiently complete on-site construction. Fading West’s vertically integrated structure streamlines the design, development, and construction process ensuring project success. By controlling the entire value stream, efficiencies can be realized, with those savings passed along to the home buyer.

See below for the key members of the team. Additional bios are provided as an exhibit.

Individual	Organization	Location	Role
Charlie Chupp	Fading West	Buena Vista	CEO
Josh Bearss	Fading West Construction	Buena Vista	VP of Construction
Thomas Grap	Fading West Construction	Buena Vista	Director of Construction
Bleecker Seaman	Fading West Development	Denver	Chief of Development
Scott Simmons	Fading West Development	Buena Vista	VP of Development
Drew Heimerl	Fading West Design	Buena Vista	Director of Modular Technology
Dillon Brandt	Fading West Design	Buena Vista	Architectural Design Manager
Eric Schaefer	Fading West Development	Denver	Chief of Business Development

Fading West has extensive experience delivering workforce housing to the state of Colorado. More than 80% of our units have gone to workforce/affordable developments in the state. We have attached project descriptions of representative developments in the attached exhibits. Our current contracted pipeline includes workforce projects for Eagle County and the City of Craig. We have attached an overview of other projects that Fading West Development is working on or completed.

2. Designs

The below site plans show potential layouts for lots 23 and 24, 16, and 17. The site layout yields a total of 12 two-story units with an equal number of 2-bedroom units and 3-bedroom units. Parking has been

shown in several different configurations and could be accommodated in various ways. The exact site layout and parking configuration would be developed with the Town and the Housing Authority to best meet the needs of the project. Each unit would have a covered front porch with the option for a second story porch (additional costs would apply).

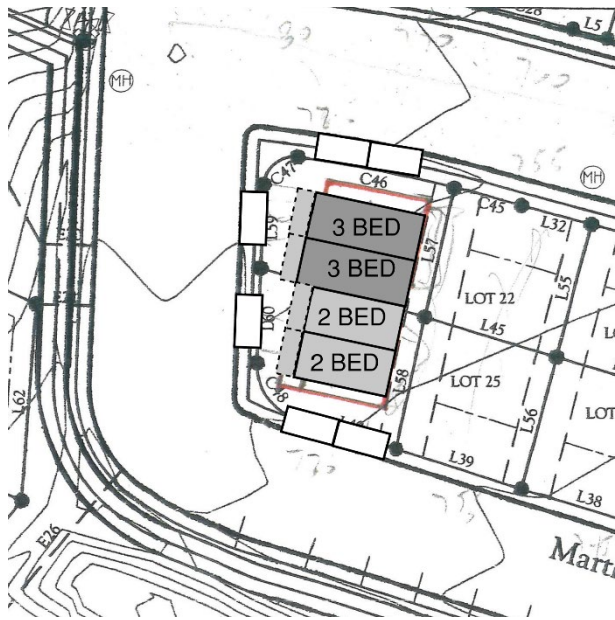


Figure 2-LOT 23 AND 24 SITE PLAN

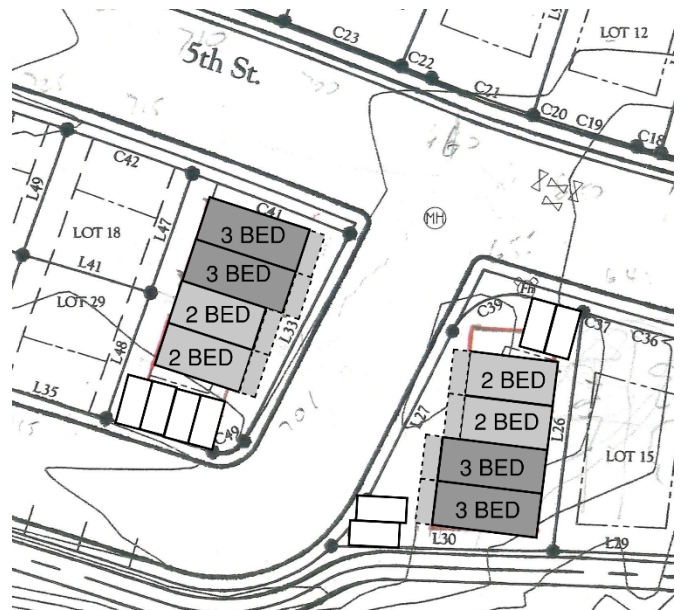


Figure 1-LOT 16 AND 17 SITE PLAN

The layout of the site maximizes the use of each parcel while still maintaining the 10' rear setback for snow shed. The roofs would be a low slope roof and pitch to the rear of each unit and snow shed would be within the 10' rear setback. The roofs would hold snow given the low slope and the units would be designed to meet the additional snow loads. We can fit 12 units with the configuration provided but the site design could be modified to 10 units if additional front or side setbacks are required, or alternative parking configurations are desired. All units would be designed to meet the 2018 IRC and IECC codes per the state requirements for modular construction. Additionally, upgrades beyond the 2018 codes could be accomplished at additional cost to the project.

Units are designed to be all-electric, with cove heating provided throughout the home in our base models. For added costs, a heat pump with mini splits can provide heating with the ability to offset costs through utility rebates. Our modular units are designed to be highly efficient and sustainable. Factory waste is less than 10% versus up to 40% for traditional construction. Our homes are designed to deliver energy efficiency that reduces operating costs for homeowners. Standardized 2x6 walls with R21 fiberglass batt insulation, supplemented by an additional inch of continuous insulation, meet climate zone 7 requirements while minimizing thermal bridging. Every home comes standard with upgraded double paned vinyl windows with a U rating of 0.26. Blower door test results on previously built single family homes are as low as 0.8 air changes per hour. Additional sustainable upgrades could include solar ready units, EV charger ready units, energy recovery ventilators, and radon mitigation systems.

Please see a summary of the proposed units for each lot in the chart below. Unit floorplans are also provided.

**Proposed Units by Lot
Anvil Subdivision**

Lot:	16		Front Setback:	10 FT	
Min. Lot Size:	5,333 sf		Rear Setback:	10 FT	
			Side Setback:	5 FT	

UNIT #	Unit Type	Stories	Bedrooms	Bathrooms	Total SF	Parking
1	Antero	2	2	1.5	1,024	1 Car
2	Antero	2	3	1.5	1,024	1 Car
3	Shavano	2	3	2	1,216	1 Car
4	Shavano (Side Entry)	2	3	2	1,216	1 Car

Lot:	17		Front Setback:	10 FT	
Min. Lot Size:	5,090 sf		Rear Setback:	10 FT	
			Side Setback:	5 FT	

UNIT #	Unit Type	Stories	Bedrooms	Bathrooms	Total SF	Parking
1	Antero	2	2	1.5	1,024	1 Car
2	Antero	2	2	1.5	1,024	1 Car
3	Shavano	2	3	2	1,216	1 Car
4	Shavano	2	3	2	1,216	1 Car

Lot:	23		Front Setback:	10 FT	
Min. Lot Size:	2,618 sf		Rear Setback:	10 FT	
			Side Setback:	0 FT to a side street	

UNIT #	Unit Type	Stories	Bedrooms	Bathrooms	Total SF	Parking
1	Shavano (Side Entry)	2	3	2	1,216	1 Car
2	Shavano	2	3	2	1,216	1 Car

Lot:	24		Front Setback:	10 FT	
Min. Lot Size:	2,444 sf		Rear Setback:	10 FT	
			Side Setback:	0 FT to a side street	

UNIT #	Unit Type	Stories	Bedrooms	Bathrooms	Total SF	Parking
1	Antero	2	2	1.5	1,024	1 Car
2	Antero	2	2	1.5	1,024	1 Car

Please find our pricing worksheets contained in the exhibits to this submittal. We have made every effort to provide a high-quality home at the price points targeted by the Silverton Housing Authority. We believe we can offer a range of price points that should be attractive to the local workforce. We have provided our costs in the summarized spreadsheet.

3. Project Timeline

Fading West is well positioned to meet the timeline, budget, and overall goals for this project.

From a budget perspective, pricing for modular manufacturing is largely locked in at the time a supply agreement is signed, removing much of the risk of cost overruns that traditional stick-built construction methods carry. From a pricing standpoint, Fading West homes are extremely high-quality, but a standardized product line and thoughtful value engineering allows for competitive pricing. While Fading West is focused on hitting attainable price points for the Colorado workforce, the goal is to provide the best value, not necessarily the absolute cheapest. Fading West also produces all of its units in central Colorado, which allows for substantial transportation cost savings compared to other modular manufacturers.

Regarding the project timeline, the modular manufacturing process carries substantial speed advantages. Fading West can produce more than 5 full single-family homes per week. Because manufacturing happens in a climate-controlled facility with a full-time Colorado workforce, there is also no risk of weather delays or limited subcontractor availability for this scope of the project. Site work (such as foundations and infrastructure) can happen before and during the manufacturing process, which offers additional time savings relative to the sequential process required by site-built homes.

While much of the scope will be completed in the factory, there is still a substantial amount of work that will need to happen on site, under the direction of an experienced general contractor that understands the modular construction process. Unique among modular manufacturers, Fading West has a full general contracting business in-house. Fading West Construction has successfully completed projects with Fading West units across Colorado. They have overseen all scopes, including infrastructure, foundations, the “set and stitch” process, plumbing and electrical connections, and any final touch up work before a final CO. They also have substantial experience building site structures such as porches, decks and garages.

Over the past 5 years, Fading West Construction has implemented the following processes and seen significant decreases in cost and time on-site:

- Building all decks, stoops and awnings in our Buena Vista shop before transporting and installing them on site.
- Creating and refining interior finish checklists to drive our team and eliminate wasted time in boxes.
- Working with subcontractors and thoroughly explaining the scope of work that each trade should expect with a modular project. We have found that if a contractor does not understand the exact scope of work, their bid is typically higher than it should be.
- Batching as many site scopes as possible:

- Contractors are motivated when they know they can be promised a lot of jobs back-to-back, instead of one-off projects where they will have to keep coming back.
- Batching can be applied to excavation, foundations, box setting, roof build outs, plumbing and electrical.

Given the location of this project, Fading West would likely partner with local subcontractors for most of the site work. This would be done through a targeted approach, proactively soliciting bids from local contractors. Fading West Construction has successfully executed this approach on multiple projects, most recently for a workforce housing project built for Gunnison County.

\Fading West Construction has a history of delivering projects on time and within budget. Last year we completed the following projects on time, and on budget, for a similar or larger scope than the proposed Silverton project:

- The Farm in Buena Vista
 - 13 units (3 SFD & 10 Multi-Plexes)
- Poncha Meadows
 - 18 SFD w/ mix of attached & detached garages.
- Sawtooth Project in Gunnison
 - 18 units (6 two-story duplexes with ADU's over detached garages)

Please find below a proposed schedule for the project. We have assumed a construction start date of August 2024, but this could shift forward or backward depending on the financing timeline. This schedule will allow time for pre-development and coordination activity between Fading West and the Silverton Housing Authority. We focus on high quality, repetitive designs that allow for efficient factory production. This is enhanced when we can scale orders and for Silverton, we would intend to build all the 12 units as a single order for the factory. Units would be set on foundations by the end of the summer. All units would be dried in and weather tight before winter. The units would be finished over the course of the next 8 months.

	Task Name	Duration	Start	Finish
1	Factory Production	3 wks.	Mon 8/3/24	Fri 8/28/24
2	Foundations & Utilities	6 wks.	Mon 8/3/24	Fri 9/12/24
4	Transportation	2 wks.	Mon 9/1/24	Fri 9/12/24
5	Roof Build Out	4 wks.	Mon 9/15/24	Fri 10/9/24
6	Set & Structural Connect	2 wks.	Mon 10/12/24	Fri 10/23/24
7	Stitch & Finish	32 wks.	Mon 10/26/24	Fri 6/17/25
8	CO's	32 wks.	Mon 12/7/24	Fri 6/17/25

4. Financial Viability and Strategy

Fading West has acted as both a developer and contractor in addition to being a manufacturer of modular units for public private partnerships and developers around the state. As a developer, we have been able to provide financial guarantees to support our borrowing needs having most recently capitalized an \$18 million construction project in the Town of BV.

A detailed budget per unit type is included with this submittal. Below is a unit price summary for the 2 bedroom and 3-bedroom units. Our base plan assumes 3 of each of the units

End Unit 3 Bedroom: \$429,381

Interior Unit 3 Bedroom: \$417,313

End Unit 2 Bedroom: \$381,558

Interior Unit 2 Bedroom: \$373,208

Our base plan assumes 3 of each of the units. Total costs for the 12 units equals approximately \$4,804,400.

All units will be priced below 125% AMI and price adjustments can be made across the total project to hit various AMI levels as long as the total project cost remains the same.

Fading West Construction has reached out to subcontractors in Silverton and the surrounding area. The estimate is based on actual unit costs based on discussions with subcontractors. Transportation of the modular units to Silverton will be challenging as the road leading to Silverton requires a chapter 6 special permit and will require multiple highway patrol escorts and a recovery vehicle. An allowance has been carried in the budget based on conversations with transportation companies. The roof design has not been fully designed and allowance for a flat roof has been assumed per unit. In addition to the detailed budget, an exclusions and assumptions page is provided with this submittal.

Silverton Conceptual Estimate

	16' Shavano Exterior (3 bed)				16' Shavano Interior (3 bed)				16' Antero Interior (2 bed)				16' Antero Exterior (2 bed)			
Factory Pricing	Unit	Rate	QTY	Price	Unit	Rate	QTY	Price	Unit	Rate	QTY	Price	Unit	Rate	QTY	Price
Factory Base Price	SF	\$155.00	1216	\$188,480	SF	\$155.00	1216	\$188,480	SF	\$160.00	1024	\$163,840	SF	\$160.00	1024	\$163,840
Factory Total				\$188,480				\$188,480				\$163,840				\$163,840
Permit Fees & Design																
Non-Modular Design Work	LS	\$7,000.00	1	\$7,000	LS	\$7,000.00	1	\$7,000	LS	\$7,000.00	1	\$7,000	LS	\$7,000.00	1	\$7,000
Surveying	LS	\$1,000.00	1	\$1,000	LS	\$1,000.00	1	\$1,000	LS	\$1,000.00	1	\$1,000	LS	\$1,000.00	1	\$1,000
Permit Fees & Design Total				\$8,000				\$8,000				\$8,000				\$8,000
Foundation & Utilities Allowance																
Excavation - Foundation Allowance	CY	\$75.00	135	\$10,125	CY	\$75.00	135	\$10,125	CY	\$75.00	115	\$8,625	CY	\$75.00	115	\$8,625
Backfill Allowance	CY	\$50.00	40	\$2,000	CY	\$50.00	40	\$2,000	CY	\$50.00	35	\$1,750	CY	\$50.00	35	\$1,750
Final Grade Allowance	SF	\$3.00	1216	\$3,648	SF	\$3.00	1216	\$3,648	SF	\$3.00	1024	\$3,072	SF	\$3.00	1024	\$3,072
Foundation	CY	\$1,200.00	15	\$18,000	CY	\$1,200.00	15	\$18,000	CY	\$1,200.00	12	\$14,400	CY	\$1,200.00	12	\$14,400
Foundation & Utilities Total				\$33,773				\$33,773				\$27,847				\$27,847
Transport, Set & Structural Connect																
Transportation From Factory (2 boxes)	Miles	\$20.00	370	\$14,800	Miles	\$20.00	370	\$14,800	Miles	\$20.00	370	\$14,800	Miles	\$20.00	370	\$14,800
Cribbing	Per	\$150.00	6	\$900	Per	\$150.00	6	\$900	Per	\$150.00	6	\$900	Per	\$150.00	6	\$900
Sill Plate Material	LF	\$3.00	108	\$324	LF	\$3.00	108	\$324	LF	\$3.00	96	\$288	LF	\$3.00	96	\$288
Sill Plate Labor	LF	\$10.00	108	\$1,080	LF	\$10.00	108	\$1,080	LF	\$10.00	96	\$960	LF	\$10.00	96	\$960
Crane Services	Per Box	\$1,000.00	2	\$2,000	Per Box	\$1,000.00	2	\$2,000	Per Box	\$1,000.00	2	\$2,000	Per Box	\$1,000.00	2	\$2,000
Set & Structural Material	LS	\$1,000.00	1	\$1,000	LS	\$1,000.00	1	\$1,000	LS	\$1,000.00	1	\$1,000	LS	\$1,000.00	1	\$1,000
Set & Structural Connect	LF	\$100.00	76	\$7,600	LF	\$100.00	76	\$7,600	LF	\$100.00	64	\$6,400	LF	\$100.00	64	\$6,400
Roofing (Allowance)	LS	\$20,000.00	1	\$20,000	LS	\$20,000.00	1	\$20,000	LS	\$18,000.00	1	\$18,000	LS	\$18,000.00	1	\$18,000
Transport, Set & Structural Connect Total				\$47,704				\$47,704				\$44,348				\$44,348
Exterior Finish																
Siding Fill Material	SF	\$3.50	900	\$3,150	SF	\$3.50	450	\$1,575	SF	\$3.50	400	\$1,400	SF	\$3.50	800	\$2,800
Siding Fill Labor	SF	\$6.00	900	\$5,400	SF	\$6.00	450	\$2,700	SF	\$6.00	400	\$2,400	SF	\$6.00	800	\$4,800
Exterior Paint	SF	\$3.00	2100	\$6,300	SF	\$3.00	1140	\$3,420	SF	\$3.00	960	\$2,880	SF	\$3.00	1920	\$5,760
Exterior Finish Total				\$14,850				\$7,695				\$6,680				\$13,360
MEP																
Electrical Connect	LS	\$4,500.00	1	\$4,500	LS	\$4,500.00	1	\$4,500	LS	\$3,500.00	1	\$3,500	LS	\$3,500.00	1	\$3,500
Plumbing Connect	LS	\$7,000.00	1	\$7,000	LS	\$7,000.00	1	\$7,000	LS	\$6,000.00	1	\$6,000	LS	\$6,000.00	1	\$6,000
MEP Total				\$11,500				\$11,500				\$9,500				\$9,500
Thermal Envelope																
Attic Insulation - R49	SF	\$3.00	608	\$1,824	SF	\$3.00	608	\$1,824	SF	\$3.00	512	\$1,536	SF	\$3.00	512	\$1,536
Vapor Barrier & Foundation Insulation - 3' Stem	SF	\$5.00	608	\$3,040	SF	\$5.00	608	\$3,040	SF	\$5.00	512	\$2,560	SF	\$5.00	512	\$2,560
Thermal Envelope Total				\$4,864				\$4,864				\$4,096				\$4,096
Interior Finish																
Drywall	MH	\$60.00	80	\$4,800	MH	\$60.00	80	\$4,800	MH	\$60.00	70	\$4,200	MH	\$60.00	70	\$4,200
Interior Finish Carpentry	MH	\$60.00	130	\$7,800	MH	\$60.00	130	\$7,800	MH	\$60.00	100	\$6,000	MH	\$60.00	100	\$6,000
Staircase LVT	LS	\$2,000.00	1	\$2,000	LS	\$2,000.00	1	\$2,000	LS	\$2,000.00	1	\$2,000	LS	\$2,000.00	1	\$2,000
Punch	MH	\$60.00	40	\$2,400	MH	\$60.00	40	\$2,400	MH	\$60.00	35	\$2,100	MH	\$60.00	35	\$2,100
Final Clean	SF	\$0.60	1216	\$730	SF	\$0.60	1216	\$730	SF	\$0.60	1024	\$614	SF	\$0.60	1024	\$614
Appliances (Allowance)	Per	\$4,000.00	1	\$4,000	Per	\$4,000.00	1	\$4,000	Per	\$4,000.00	1	\$4,000	Per	\$4,000.00	1	\$4,000
Interior Finish Total				\$21,730				\$21,730				\$18,914				\$18,914
Porch & Stoop Entry Options																
Side/Rear Stoop (4x4)	Per	\$1,000.00	1	\$1,000	Per	\$1,000.00	0	\$0	Per	\$1,000.00	1	\$1,000	Per	\$1,000.00	1	\$1,000
Front Deck (8x16)	Per	\$5,500.00	1	\$5,500	Per	\$5,500.00	1	\$5,500	Per	\$5,500.00	1	\$5,500	Per	\$5,500.00	1	\$5,500
Flatwork Total				\$6,500				\$5,500				\$6,500				\$6,500
Site Structures																
6x4 Door Awning (Over front entry) - Base Option	Per	\$1,500.00	1	\$1,500	Per	\$1,500.00	0	\$0	Per	\$1,500.00	1	\$1,500	Per	\$1,500.00	1	\$1,500
15x8 Single Porch Roof (Over front entry) - Upgrade Option	Per	\$9,000.00	1	\$9,000	Per	\$9,000.00	1	\$9,000	Per	\$9,000.00	1	\$9,000	Per	\$9,000.00	1	\$9,000
Site Structure Total				\$10,500				\$9,000				\$10,500				\$10,500
Landscaping																
Landscape Allowance	LS	\$4,000.00	1	\$4,000	LS	\$4,000.00	1	\$4,000	LS	\$4,000.00	1	\$4,000	LS	\$4,000.00	1	\$4,000
Landscaping Total				\$4,000				\$4,000				\$4,000				\$4,000
Modular Cost																
Site Cost				\$188,480				\$188,480				\$163,840				\$163,840
Water, Power & Sewer Service Allowance				\$163,421				\$153,766				\$140,385				\$147,065
General Conditions				\$1,500				\$1,500				\$1,500				\$1,500
Model Total				\$368,584				\$358,929				\$320,909				\$327,589
Cost/Square Foot				\$303				\$295				\$313				\$320
Soft Costs																
FWC Contractor Fee				\$30,167				\$28,719				\$25,973				\$26,975
FWD Development Fee				\$10,557				\$10,267				\$9,127				\$9,327
Contractor Contingency				\$8,171				\$7,688				\$7,019				\$7,353
Builders Risk				\$7,038				\$6,845				\$6,085				\$6,218
Warranty Allocation				\$4,864				\$4,864				\$4,096				\$4,096
Soft Cost Total				\$60,798				\$58,384				\$52,300				\$53,970
Grand Total				\$429,381				\$417,313				\$373,208				\$381,558

Clarifications and Exclusions

Standard Requirements

All Utility Taps, fees and labor are paid by owner

This estimate does not include permit fees, design review and use taxes.

Any underrun or overrun of any allowances will be a change-order to the contract, either deductive or additive

Schedule is based on an 8 hour work day, 5 days a week

Estimate does not include any payment performance bonds provided by the general contractor

Due to the current market conditions, Builder's Risk policy will be determined just prior to the start of construction

Allowances are inclusive of labor, material, equipment, hoisting or applicable taxes

Factory Pricing

Factory square foot pricing reflects base pricing, upgrades may increase total price.

Foundation & Utilities

Estimate is subject to change based on a geotechnical report

Foundation assumptions are based on a 10" footer with 42" stem wall to meet frost depth

Pricing reflect conditioned crawlspace w/ 6 mil vapor barrier

Radon is excluded from this estimate

All concrete work excludes any winter contingencies (ground thawing units, blankets, additives, etc.)

Transportation, Set & Structural Connect

Transportation costs may vary based on state requirements for transportation to Silverton

Pricing reflects staging area is on site within 100 yards of project

Assumed double sill plate

Cribbing is included in this estimate

Roofing allowance given for EPDM flat roof

Exterior Finish

Siding in factory and on site is based on Fading West standard LP Smartside.

Paint estimate is based on 1 body color per unit and 1 trim color per 4-plex (Sherwin Williams Duration)

MEP's

Heat system is estimated based on cove heaters. Upgrade to mini splits available for additional factory & site cost

All MEP services to the unit are the responsibility of the owner

Fading West will assume all MEP connections within the unit

Interior Finish

Estimate assumes LVT flooring throughout entire unit including staircases

Appliance allowance includes delivery and install

Door Entry Options

All front doors are assumed to have a 8x16 trex deck with a porch roof - upgrades available for additional cost

All side and rear entries are assumed a 4x4 trex stoop with a 6x4 door awning - upgrades available for additional cost

Landscaping

Landscaping allowance is inclusive of any trees, plantings, sidewalks, gravel, etc

Miscellaneous

5% contractor contingency is included in this estimate

Water, power, sewer service allowance of \$1500 per unit for construction utilities. Any cost difference will be a additive or deductive change order



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/20/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER USI Insurance Services, LLC 1 South Nevada Avenue, Suite 230 Colorado Springs, CO 80903 719 228-1070	CONTACT NAME: Alyssa Reams	
	PHONE (A/C, No, Ext): 307-995-1250	FAX (A/C, No):
INSURED Fading West Development, LLC PO Box 1878 Buena Vista, CO 81211	E-MAIL ADDRESS: alyssa.reams@usi.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: United Specialty Insurance Company	NAIC # 12537
	INSURER B: EMCASCO Insurance Company	21407
	INSURER C: Evanston Insurance Company	35378
	INSURER D: Westfield Insurance Company	24112
	INSURER E:	
INSURER F:		

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			ATN2356425	06/01/2023	06/01/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
D	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/>			CWP230335Q	05/01/2023	05/01/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> CLAIMS-MADE DED RETENTION \$ 0			BTN2320328	06/01/2023	06/01/2024	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N <input type="checkbox"/> (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE OTH-ER \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Inst. Floater			6X44503	05/01/2023	05/01/2024	\$ 1,000,000
C	GL- Vacant/Rental			3AA677653	06/01/2023	06/01/2024	See Below
B	Property in Open			6X44503	05/01/2023	05/01/2024	\$ 1,050,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
For Informational Purposes Only

Land Development operations

The GL & Auto policy(s) includes an automatic Additional Insured endorsement that provides Additional (See Attached Descriptions)

CERTIFICATE HOLDER	CANCELLATION
<p>For information purposes only.</p>	<p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p>
	AUTHORIZED REPRESENTATIVE

DESCRIPTIONS (Continued from Page 1)

Insured status to the Certificate Holder only when there is a written contract that requires such status, and only with regard to work performed by or on behalf of the named insured.

The GL & Auto policy(s) provides a Waiver of Subrogation when required by written contract.

3AA677653 Policy Information:

\$1,000,000 Occurrence

\$2,000,000 Aggregate



FARMHOUSE



MOUNTAIN MODERN



All renderings and pictures shown are illustrative and not meant to be an exact rendition.

Source: The Farm at Buena Vista - Farmhouse Torrees



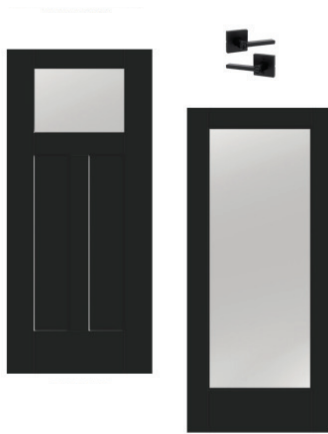
STYLES



KITCHEN



BATHROOMS



ENTRY

FLOORING AND LIGHTING

FINISHES

REFERENCE PRODUCT SPECIFICATIONS FOR MORE DETAILS

Interior

LVT flooring throughout except stairs. Stairs are unfinished.
Main entry exterior door is quarter light
All other exterior doors will be full light
Black hardware throughout
LED can lights
Ceiling fans in bedrooms and in living areas (site installed by GC)
Wire shelving installed in closets
Attic and crawlspace access
Bifold closet and laundry doors

Kitchen

Cabinets with soft close drawers and doors
Stainless-steel sink, white solid surface countertops
Factory installed garbage disposal
Electrical junction box installed under kitchen floor to accommodate future island (not included)

Mechanical/Electrical

Factory installed electric hot water heater with expansion tank
Data panel installed for router and external data connection
Standard 120/240volt, single phase

Bathroom

Factory installed toilet paper holder
Cabinets with soft close drawers and doors
White solid surface countertops
Shower panels - cracked concrete

Heating/Cooling

Electric radiant cove heating
High Efficiency Heat Pump (Upgrade Option)

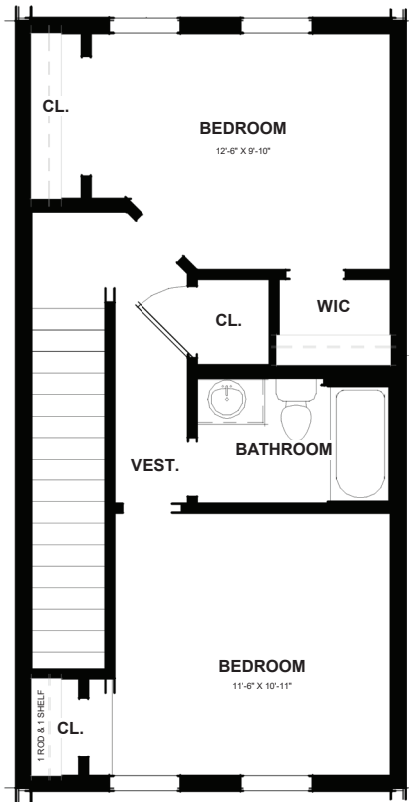
Laundry Room

Designed for stackable unit
Bifold doors

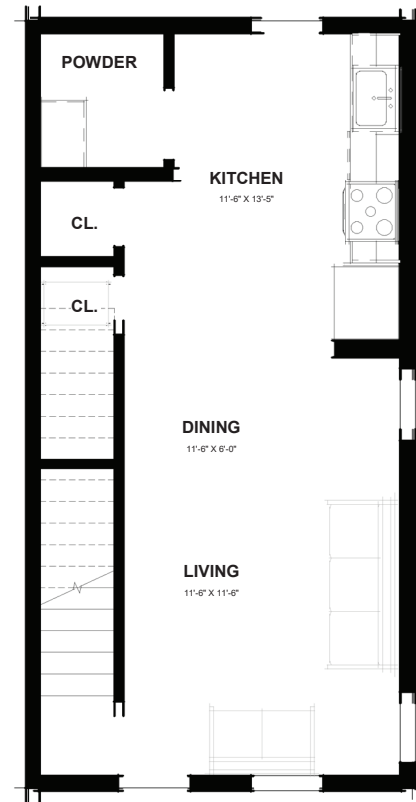
Exterior

LP SmartSide primed in either lap or board & batten (one style per box)
2x6 exterior wall framing
Double-pane vinyl windows

PRODUCT SPECIFICATIONS



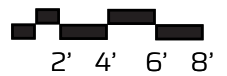
Level 2 - 16' Unit



Level 1 - 16' Unit

ANTERO 16'

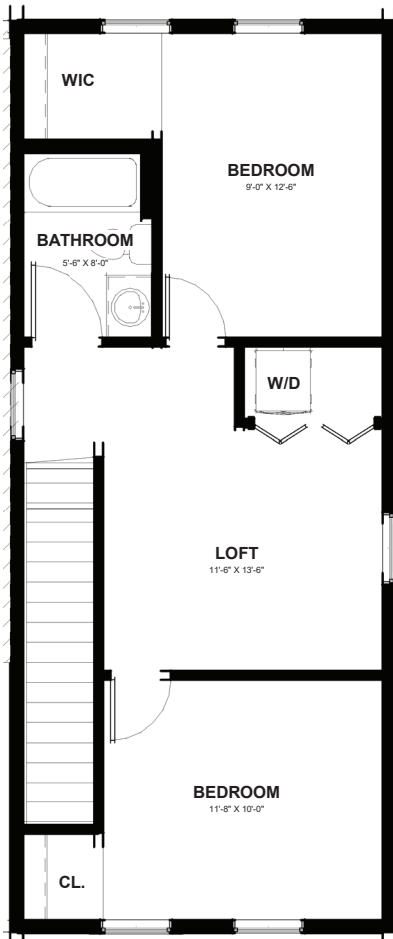
scale: 1/8" = 1'-0"



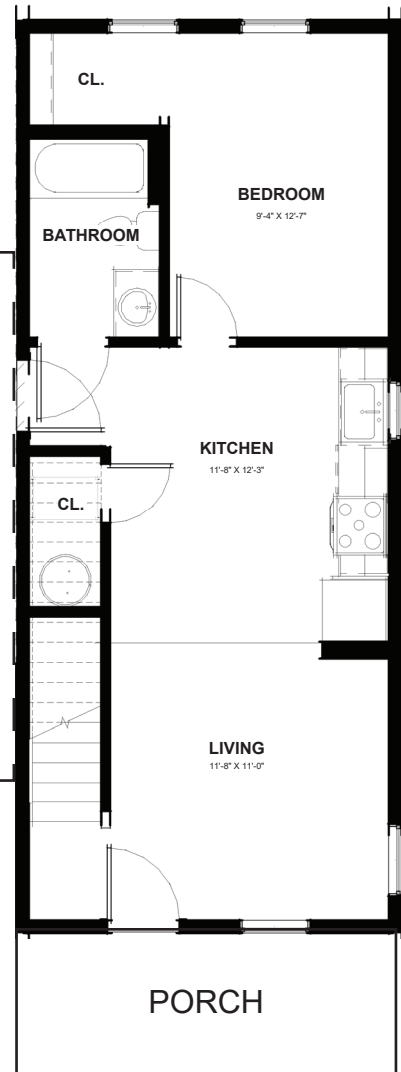
**2 Bedroom
1.5 Bathroom**

16' Unit - 1024 sq. ft.





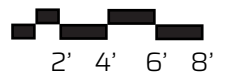
Level 2 - 16' Unit



Level 1 - 16' Unit

SHAVANO 16'

scale: 1/8" = 1'-0"



**3 Bedroom
2 Bathroom**

16' Unit - 1216 sq. ft.





WHY FADING WEST

FADING WEST DEVELOPMENT

ABOUT THE COMPANY



FADING WEST DEVELOPMENT

Purpose

Fading West exists to build thriving and connected communities by reimagining the construction industry.

Vision

Our vision is to eliminate the housing crisis for the workforce in the communities they serve.

Our mission is to create attainable, high-quality, architecturally interesting, diverse communities for the workforce.

We fully integrate design, development, manufacturing, and construction into a single LEAN value stream to accomplish this mission.

Headquarters

Buena Vista, CO

Employees

150+ current

Factory Size

110,00 SF

Order Backlog

250+ units

Product Line

Single-Family, Townhomes, Apartments

Annual Production Capacity

450-550 Units



Company Origin

In 2016, Fading West began with the initial development of the Farm at Buena Vista to help solve the housing crisis for the local workforce. The vision was to leverage the efficiencies of modular construction alongside thoughtful planning to create an attainable and desirable community. The Farm was an immediately successful proof of concept, highlighting the advantages of modular construction and the depth of demand for attainable housing.

HIGH-QUALITY HOMES



COLORADO BUILT

Benefits of Modular

Logistics and quality challenges with out-of-state modular manufacturers ultimately led Fading West founder and CEO Charlie Chupp to a realization: Fading West could build it better locally.

So, along with two minority equity partners, Charlie embarked on developing a 110,000 SF factory in 2020. The factory opened in November 2021 with first units rolling off the factory line in February 2022. Fading West is ramping production velocity to meet a substantial demand for high-quality, attainable housing in Colorado while delivering attractive returns to its investors and partners. A second-round equity raise in Q3 2022 provided further capital support.



Our Core Values

We Care for People	We Keep Our Promises	We Do Crazy
<i>Kindness, Respect and Generosity for Everyone</i>	<i>Delivery is King, Commitments are a Big Deal</i>	<i>Act Boldly, Challenge the Norm, Tackle Big Problems</i>
We Hate Waste	We Simplify & Standardize	We Excel & Outperform
<i>Do it Again, Better</i>	<i>Do More with Less</i>	<i>Average is Never OK</i>

VERTICALLY INTEGRATED



FROM RAW LAND TO KEYS IN HAND

A Housing Revolution

By offering a full suite of manufacturing, construction, and development services, Fading West can drive revenue by selling building units to third parties (product only or B2B) as well as driving fee revenues through construction, development, and property management for third parties or their development projects. Limiting the outsourcing of critical phases of the development process also increases overall profitability for Fading West and allows for more flexibility to pursue both market-rate and missionally focused projects.

Fading West Development	<ul style="list-style-type: none">• Land Acquisition• Entitlements / Preliminary Site Plan• Overall Development Management
Fading West Building Systems (Factory)	<ul style="list-style-type: none">• Product Selection• Finish Selection• Manufacture / Build
Fading West Construction	<ul style="list-style-type: none">• Infrastructure / "Pad Ready" Costs• Set and Stitch Home• Final Finishings to C.O.
Fading West Properties	<ul style="list-style-type: none">• Property Management• Leasing Administration• Property Sales

REPRESENTATIVE PROJECTS



THE FARM AT BUENA VISTA

Fading West Development, Building Systems, Construction, Properties

Fading West has shown robust demand for its product through the highly successful ongoing build-out of The Farm at Buena Vista. The project has sold all 90 units in Phase I with continued strong demand for Phase II deliverables. Substantial price appreciation in units sold demonstrates both build quality and the desirability of a thoughtfully designed community.

A Fading West Community

Designed around communal green spaces and parklets, the Farm's mix of townhomes and detached single-family homes is highly space efficient, seamlessly blending attainability with livability.

Integrated Advantage

From initial development to manufacturing and site construction, up through property management and sales, Fading West's fully integrated value stream has helped make the Farm a highly successful project.



SAWTOOTH PHASE I & II



Project Overview

Fading West is working with Gunnison County to develop the phased Sawtooth project. The first phase was completed in the fall of 2023. It consisted of 18 units made up of 6 duplexes and 6 1-bedroom accessory dwelling units over a two-car garage. The units are owned and managed by Gunnison County. They are rented to Gunnison County employees and the local workforce.

The units were designed to meet 2021 codes and implemented sustainable components such as high efficiency heat pumps, solar panels, and induction ranges.

The second phase will consist of 32 apartment units and is scheduled to be manufactured Q2 of 2024. All apartment units are designed to meet the 2021 code and use ground-source heat pumps for heating and cooling. The project also has a 25kw roof mounted solar array.

Project Summary

Location: Gunnison, CO

Number of Units: 18 Phase 1, 32 Phase 2

AMI Targets: 80-120%

Total Project Cost: Confidential

Source of Funding: Gunnison County

Key Stakeholders: Gunnison County

Residents Served: Workforce Housing

Services: Modular Manufacturing / Development / Construction

Timeline: April 23' – November 23'



VAIL VALLEY HABITAT



Project Overview

In a landmark partnership, Fading West worked with Habitat for Humanity Vail Valley to provide 16 high-quality modular homes for Eagle County. These homes will go primarily (75%) to Eagle County School District employees.

This project was Habitat for Humanity's first foray into modular construction. Rather than exclusively relying solely on traditional stick-built construction methods and volunteer labor, Habitat Vail Valley opted to partner with Fading West to bring more units in a much shorter timeframe to a community in need.

Units included a mix of 3-bedroom duplex designs, including attached garages.

Project Summary

Location: Eagle, CO

Number of Units: 16

AMI Targets: Sub-80%

Total Project Cost: Confidential

Source of Funding: Eagle County School District; State of Colorado; Habitat for Humanity

Key Stakeholders: Vail Valley Habitat, Eagle County School District

Residents Served: School District Employees, Eagle County Workforce

Services: Modular Manufacturing

Timeline: April 23' – January 24'



Habitat Vail Valley & Eagle County Schools Partnership
3rd Street in Eagle, Colorado



RURAL HOMES



Project Overview

Fading West has partnered with Rural Homes on three separate projects in the Southwestern Towns of Norwood, Ridgeway and Ouray, CO. Rural Homes aim to inform and refine a model that minimizes the cost of building single-family homes to be replicated and scaled across rural Colorado addressing vital determinants of public health and long-term economic sustainability in the region. The first two developments in Norwood and Ridgeway have been delivered and consist of 24 and 14 units respectively representing a mix of attached and detached single-family options. Homes were allocated to new home buyers through a lottery process.

Rural Homes integrates donated land, modular home design, and low-cost construction financing to provide housing to our region's essential workforce: teachers, medical professionals, immigrants, and federal employees that earn between 60-120% of Area Median Income (AMI).

Project Summary

Location: Norwood, Ridgeway, Ouray, CO

Number of Units: 24,21,14, respectively

AMI Targets: 60-120%

Total Project Cost: Confidential

Source of Funding: State grants and concessionary debt; missional equity investors

Key Stakeholders: Rural Homes, Telluride Foundation

Residents Served: Workforce Housing

Services: Modular Manufacturing

Timeline: Q1 23' – Summer 24'



BRECKENRIDGE APARTMENTS



Project Overview

In March 2023, Fading West began factory construction of a 60-unit apartment project for the Town of Breckenridge, in a landmark public-private partnership. These units were delivered in June 2023, and will begin leasing to tenants the beginning of 2024.

This project showcased the flexibility of the Fading West product, and its ability to efficiently fit within a development team that included a 3rd party general contractor and design team. This project also gave Fading West important insight into what items are most critical to collaborate and communicate with other partners on, in order to ensure a successful project overall.

Project Summary

Location: Breckenridge, CO

Number of Units: 60

AMI Targets: 80-120%

Total Project Cost: Confidential

Source of Funding: Breckenridge / Summit County

Key Stakeholders: Town Of Breck; Summit County

Residents Served: Workforce Housing

Services: Fading West Building Systems

Timeline: March 23' – February 24'



THE MIDLAND APARTMENTS



Project Overview

Midland (Carbonate St.) Apartments is a public-private partnership between Fading West Development and the Town of Buena Vista.

The first part of this two phased project will break ground Q2 '24, and includes a deed-restricted 60-unit apartment complex, as well as an 4,600 square foot on-site childcare facility that will be built by Fading West and deeded back to the Town of BV for the community's use.

There are many financial partners on this project including numerous state and federal grants and loans. Non-profit equity partners fill out the rest of the capital stack.

Project Summary

Location: Buena Vista, CO

Number of Units: 60

AMI Targets: 80-120%

Total Project Cost: \$18.1M

Source of Funding:

Federal Funds: Community Project Funding Grant

State Funds: TAHG/IHOI/TAHLF/MIAP

Other Funds: Archway Communities/ Weave Social Finance / Sharing Connexion / Colorado Clean Energy Fund / Gates Foundation / Town of Buena Vista

Key Stakeholders: Town of Buena Vista

Residents Served: Workforce Housing

Services: Modular Manufacturing / Development / Construction

Timeline: Dec 23' – Nov 24'



TEAM RESUMES



CHARLIE CHUPP

Chief Executive Officer



Charlie is an energetic team builder, driven to do good in the world. He believes in bold action, challenging norms, and tackling big problems. As founder and Chief Executive Officer of Fading West Development, he leads design, development, manufacturing, and construction teams into a single LEAN value stream.

Bringing over 20 years of experience in manufacturing to the construction and development industries, Charlie drives innovation, efficiency, and financial performance.

Before launching Fading West, he was CEO of Load King Manufacturing. There, he led the implementation of Toyota Production System (TPS) and LEAN manufacturing process to deliver turn-key store packages for brands like Starbucks, Einstein Brothers, and Kroger across the United States



DONNIE SCHELL

Chief Financial Officer



Donnie is an accomplished finance executive with a strong background in the modular home industry and development. With over 30 years of experience in financial management and strategic planning, Donnie has consistently demonstrated his expertise in driving financial success and operational efficiency within the industry.

As the Chief Financial Officer Donnie plays a pivotal role in shaping the company's financial strategies and ensuring its long-term sustainability. His comprehensive understanding of the company, coupled with his strong analytical skills, enables him to make data-driven decisions and optimize financial performance.

Prior to working at Fading West, Donnie was the Chief Financial Officer for Sangre de Cristo Electric Association, Inc. for six years. Donnie is a licensed CPA.



We build community.



REBECCA COURTRIGHT

Chief of Staff



Since joining Fading West in July 2021, Becky has been active in implementing and riving lean processes to support business optimization. This has contributed to a substantial ramp up in Fading West’s factory production and development of a talented production leadership team.

Prior to joining Fading West, Becky was a senior consultant supporting lean practices across multiple industrites. She began her career as a process and production engineer.



ERIC SCHAEFER

Chief Business Development Officer



Eric is a determined Chief Business Development Officer at Fading West, responsible for forging meaningful partnerships with developers, non-profits, and municipalities in Colorado. His drive to create workforce housing and sell Fading West products was inspired by his many years of ministry, non-profit, and donor relations work in California and the Southeast. Almost three years ago, Eric relocated to Denver to open the Fading West office, furthering his commitment to making positive changes in the world through exceptional leadership.”



BLEECKER SEAMAN

Chief Development Officer



Bleecker started his career as a real estate lender. He has spent his career steeped in financing and has worked as an Acquisition Officer, Assistant Director of Real Estate Investments, and Loan Officer for First Union National Bank, Continental Bank and the PA State Employees Retirement System. Before coming to Fading West, Bleecker was Co-CEO of Broadshore Capital Partners, where he shared responsibility for oversight and management of the firm’s investment management business. As a result, Bleecker has a deep knowledge of investment strategy and portfolio management.

Relevant Experience / Current Projects:

Lead the most recent \$10M equity raise for Fading West Development in September 2022.

Capitalized \$18 million, 60-unit apartment project in BV with a combination of state grants and concessionary debt along with mission investors



SCOTT SIMMONS

VP of Development



Scott’s primary responsibility is to oversee land acquisition, site planning, entitlement, and development processes, ensuring that each Fading West community is functional, beautiful, and attainable. Uncovering the unknown opportunities through a creative problem-solving approach, Scott leads Fading West in developing places and communities that make our lives more meaningful.

Relevant Experience / Current Projects:

The Farm at Buena Vista: Phase 1 Sold Out (90 Units) / Phase 2 Under Construction (41 Single Family + 77 Multi-family)

Sawtooth: PPP with County of Gunnison - Phase 1 Under Construction (18 Units) / Phase 2 Schematic Design (30+ Multi-family Units)

Railyard Leadville: 180 Units in Design





JOSH BEARSS

VP of Construction



Josh’s primary responsibility is to oversee the construction operations for all Fading West Construction projects. Drawing from more than 20 years of construction industry experience, Josh efficiently manages the logistics of complex job sites. He excels at leading a team, ensuring all team members are well equipped for exceeding expectations.

Relevant Experience / Current Projects:

Poncha Meadows: 36 Single Family Homes (18 Units complete)

The Farm at Buena Vista: Phase 1 Sold Out (90 Units) / Phase 2 Under Construction (41 Single Family + 77 Multi-family)

Sawtooth: PPP with County of Gunnison - Phase 1 Under Construction (18 Units) / Phase 2 Schematic Design (30+ Multi-family Units)



THOMAS GRAP

Director of Construction



Thomas joined the Fading West team in 2021 and was initially tasked with hiring and onboarding the majority of employees to start factory production. In 2022, Thomas transitioned to a role with Fading West Construction where he is responsible for managing all single-family projects. Thomas excels at leading a team, estimating, project scheduling and maintaining project budgets.

Relevant Experience / Current Projects:

Poncha Meadows: 36 Single Family Homes (27 Units Complete)

The Farm at Buena Vista: 33 Single Family & Multiplex Homes (13 Units Complete, 20 Under Construction)

Sawtooth Phase 1: 18 Duplex & ADU Units





WHAT THEY ARE SAYING

CONTACT US FOR NEXT STEPS

“Because Summit County is partnering with modular home company Fading West out of Buena Vista, they are saving roughly 20% on construction costs and months of construction time ... I had the chance to visit their factory in November, and it’s so exciting to see this innovation at work.”

- Governor Polis at the State of the State Address
1/17/23

Recognized as one of
Time’s 100 Most
Influential Companies of
2022

- Time Magazine
3/30/22

“This is, in many ways, the future of housing ...we want to make sure prefabricated housing is part of solving Colorado’s housing crisis. We need to fix it before it gets worse and this is part of the answer.”

- Governor Polis at the Fading West Factory
11/3/22



Bleecker Seaman
President, Capital Partners
bseaman@fadingwest.com
310-779-8569

Scott Simmons
VP of Development
ssimmons@fadingwest.com
828-777-5525

We build community.

SIGNATURES PAGE

Failure to complete, sign and return this signature page with your proposal may cause for rejection.

Contact Information	Response
Company Name	Colorado Building Systems, Inc
Name and Title of Primary Contact	Mark Dearth
Phone Number	970-216-5295 cell #
Email Address	coloradobuildingsystems@gmail.com
Company Address	805 North Crest Dr. #101 Grand Jct, CO 81506
Company Website	coloradobuildingsystems.com

By signing below, I certify that:

- I am authorized to bid on my company's behalf.
- I am not currently an employee of the Town of Silverton, Colorado.
- None of my employees or agents is currently an employee of Town of Silverton, Colorado.
- I am not related to any Town of Silverton Colorado employee or Elected Official.
- I am not a Public Employees' Retirement Association (PERA) retiree.

Mark Dearth
Printed Name

04/15/2024
Date (mm/dd/yyyy)

Mark Dearth
Signature of Person Authorized to Bid on
Company's Behalf



Colorado Building Systems, INC

Proposal

Silverton Duplex Housing Project

Colorado Building Systems
805 N. Crest Dr. STE 101
Grand Junction, CO 81506

coloradobuildingsystems@gmail.com
coloradobuildingsystems.com
970-241-7053 / 970-216-5295

Colorado Building Systems (CBS) and Heritage Homes (HH) propose to construct a total of four Systems Built duplexes. The duplexes are to meet and exceed the criteria of Structural/General construction specifications and design standard requirements for the Silverton Housing Authority (SHA) as HH is a certified energy star manufacturer. CBS and HH have designed both 2 and 3 bedroom duplex units with the SHA conceptual design criteria built to 2018 IRC state requirements and also achieving the most cost effective approach to construct this project. This approach includes minimizing transportation costs, utilizing crane time and efficient factory construction practices. CBS and HH have also designed the mono-sloping roof pitches desired by the SHA while utilizing factory construction and minimizing on-site construction applications.

Scope of work is as follows:

At this time, CBS and HH will provide (2) of the 3 bedroom duplexes and (2) of the 2 bedroom duplexes. This will be a total of 16 building sections which will require 12 transporters. The 3 bedroom duplexes will require 4 building sections at 15'x38' with an overall sq. ft. of 2,424 including the mudrooms and placed on lots 16 and 17. The mudrooms, master bedroom closets and covered porches will be built on-site by CBS. The 2 bedroom duplexes will be 4 building sections at 15'x30' with overall sq. ft. of 1,936 including the mudrooms and placed on lots 23 and 24. The mudrooms and covered porches will be built on-site by CBS. (Note- Indicated on the provided site plan lots 23 and 24 only one side of the duplex will have a mudroom due to southside setback restrictions.) All sections will be crane set on to conditioned crawl space

foundations. The roof cap trusses, metal roofing, plywood roof decking, dry in, fire walls, soffit and fascia as well as all trim boards will also be completed by CBS to accomplish the exterior finish work on each building. CBS will complete 100% of the interior finish work, all water lines, waste lines and vents will be connected and terminated as required. All water and waste lines will terminate into the crawl space to be completed by our plumbing contractor. Also, all internal electrical connections will be completed by CBS and the electrical contractor. The panel boxes will be 200 amp services located on the lower level of each duplex and service feed lines will be accomplished through conduits installed at the factory. Each unit will have its own electrical service which will be installed by our electrical contractor. Comfort Cove Heat Systems will be installed by Heritage Homes for each unit. All buildings will be constructed to meet energy star standards and certified by HERS (home energy rating system).

Proposed construction schedule is as follows. Upon completed architectural plans, a build deposit will be collected in the sum of 20% for all duplex buildings. Once final plans have been determined, engineering procedures will take effect. After engineering completion, plans will be sent into the Colorado Division of Housing. Approvals will take up to 2 months. Heritage construction will begin immediately and delivery will begin early fall. Each section will need to be staged locally until all units arrive on-site. Setting of all duplex homes will take several days to complete. CBS will immediately begin exterior stitch work for weather proofing duplexes. Interior stitch work, utility hook-ups and electrical services to be built thereafter. CBS will complete construction on porch covers and decks as the final stage of the project. Final inspection for certificates of occupancy to take place at the end of 2024 or Early 2025. (Note- construction schedule is tentative and may vary due to weather conditions affecting transportation and winter conditions.)

Please see the next page for payment schedule and signature requirements. Listed as separate documents will be the specifications/standards, cost sheet, references, previous projects, certificates of insurance, additional budgetary considerations and warranty information.

Payment Schedule:

The following pricing is based upon the plans provided by CBS and HH.

- *Three Bedroom Duplexes at 2,448 sq. ft. - \$1,401,842*
- *Two Bedroom Duplexes at 1,888 sq. ft. - \$1,031,496 (excluding southside mudrooms)*

Project Total of (2) Two bedroom Duplexes and (2) Three bedroom duplexes-

\$2,433,338 *(please refer to cost sheet for pricing details)*

20% Down payment/build deposit for all four duplexes (buildings only).

\$336,696.00

Payment upon construction completion of each individual duplex including transport.

Note- this will be a total of five separate payments.

Two bed duplex- 312,888.00 (per unit minus 20% down)

Three bed duplex- 376,958.00 (per unit minus 20% down)

Total- \$1,346,784.00

Payment upon completion of crane and set.

\$185,000.00

50% material downpayment for decks, roofing, mudrooms and utilities.

\$282,429.00

Final payment after all stitch work, metal roofs, mudrooms and covered porches are complete.

\$282,429.00

Please see next page for signature requirements and additional notes.

Authorized Signatures:

CBS Authorized Signature _____

Date _____

TOS Authorized Signature _____

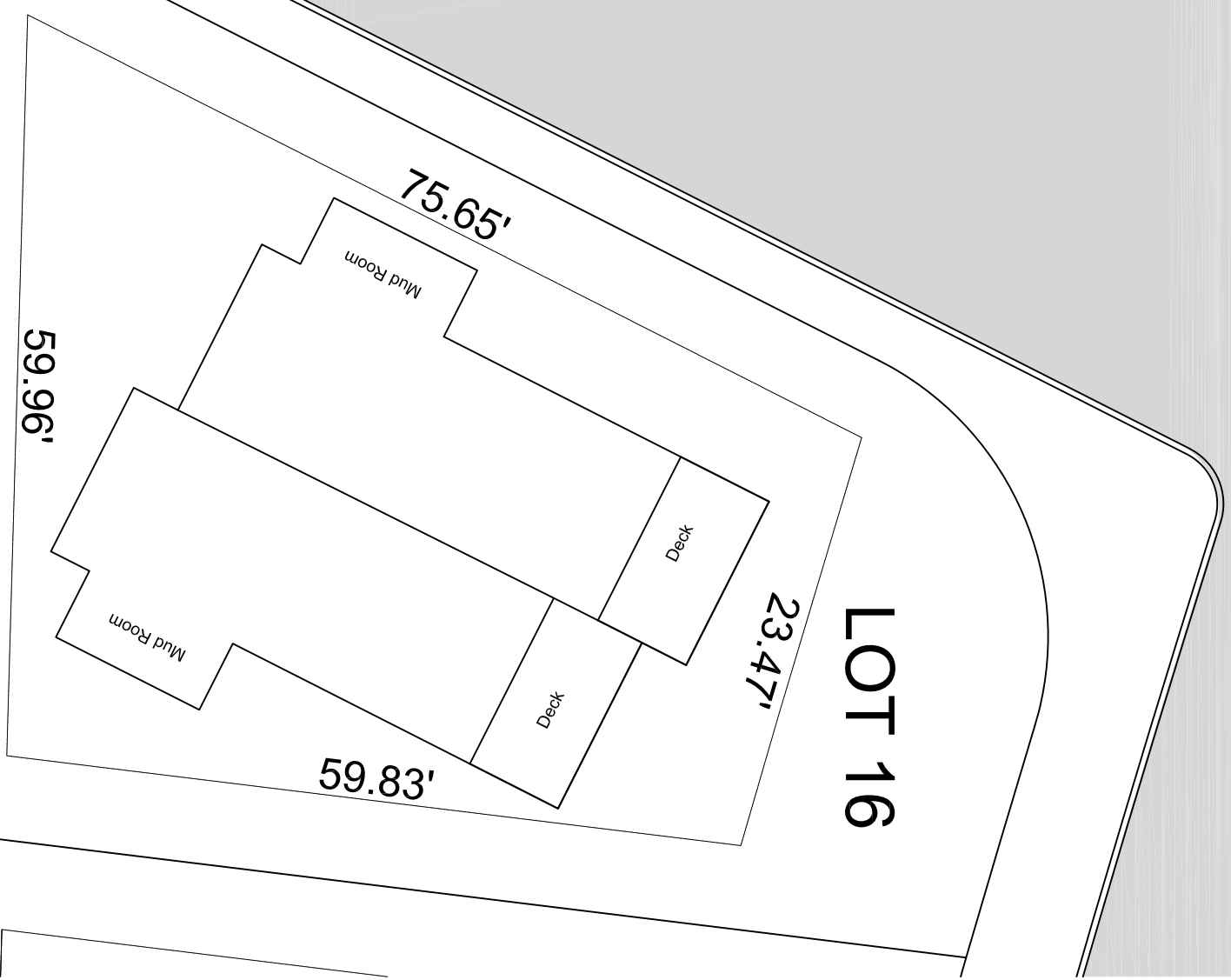
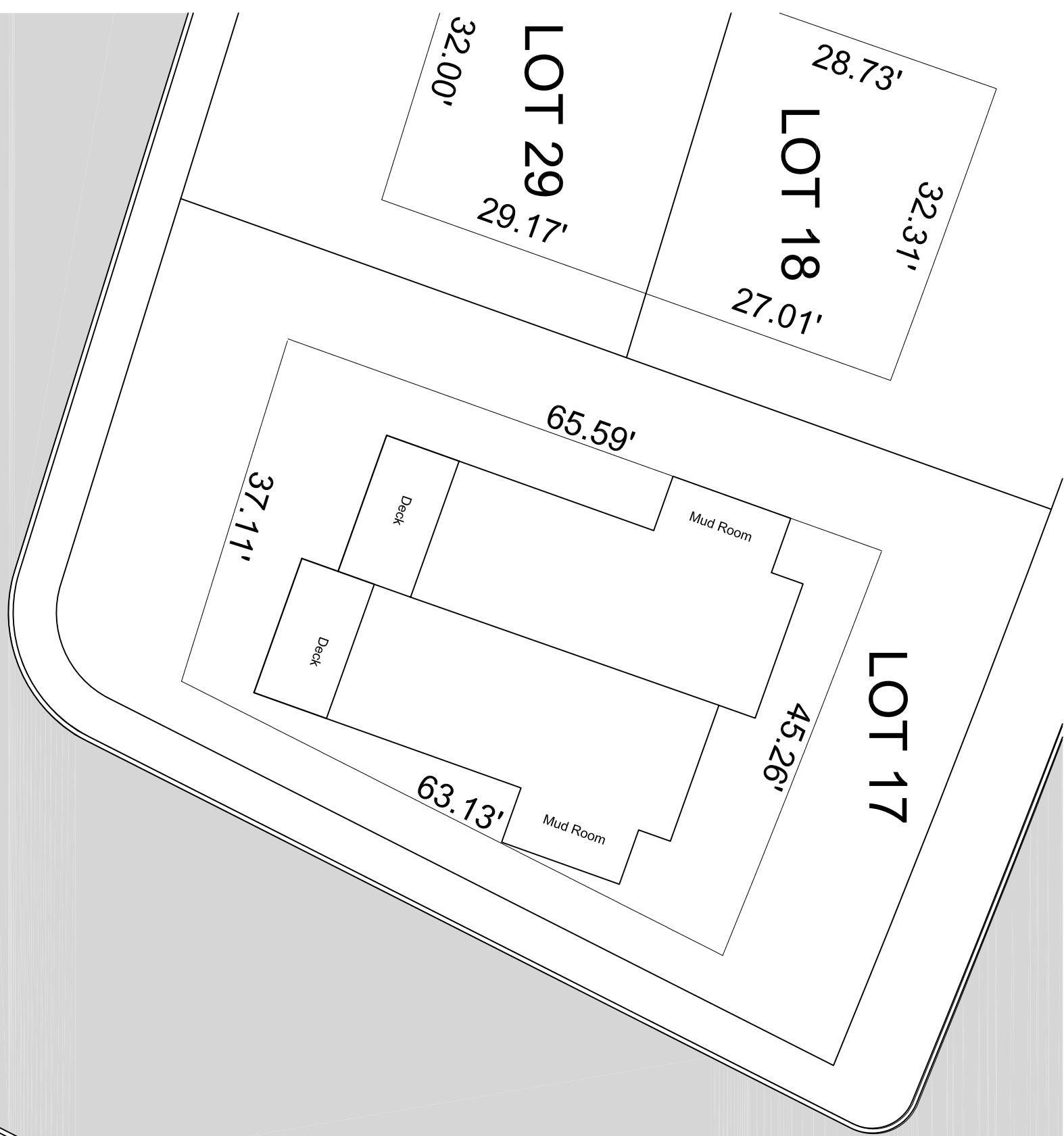
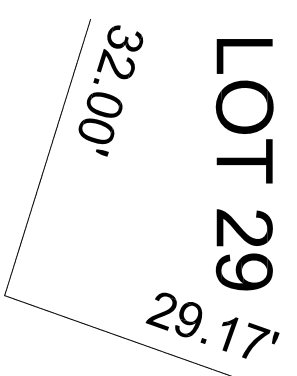
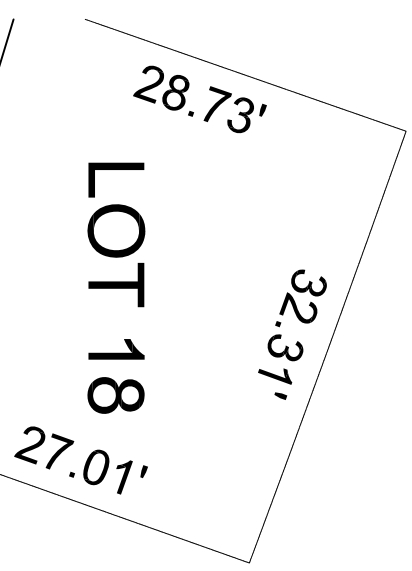
Date _____

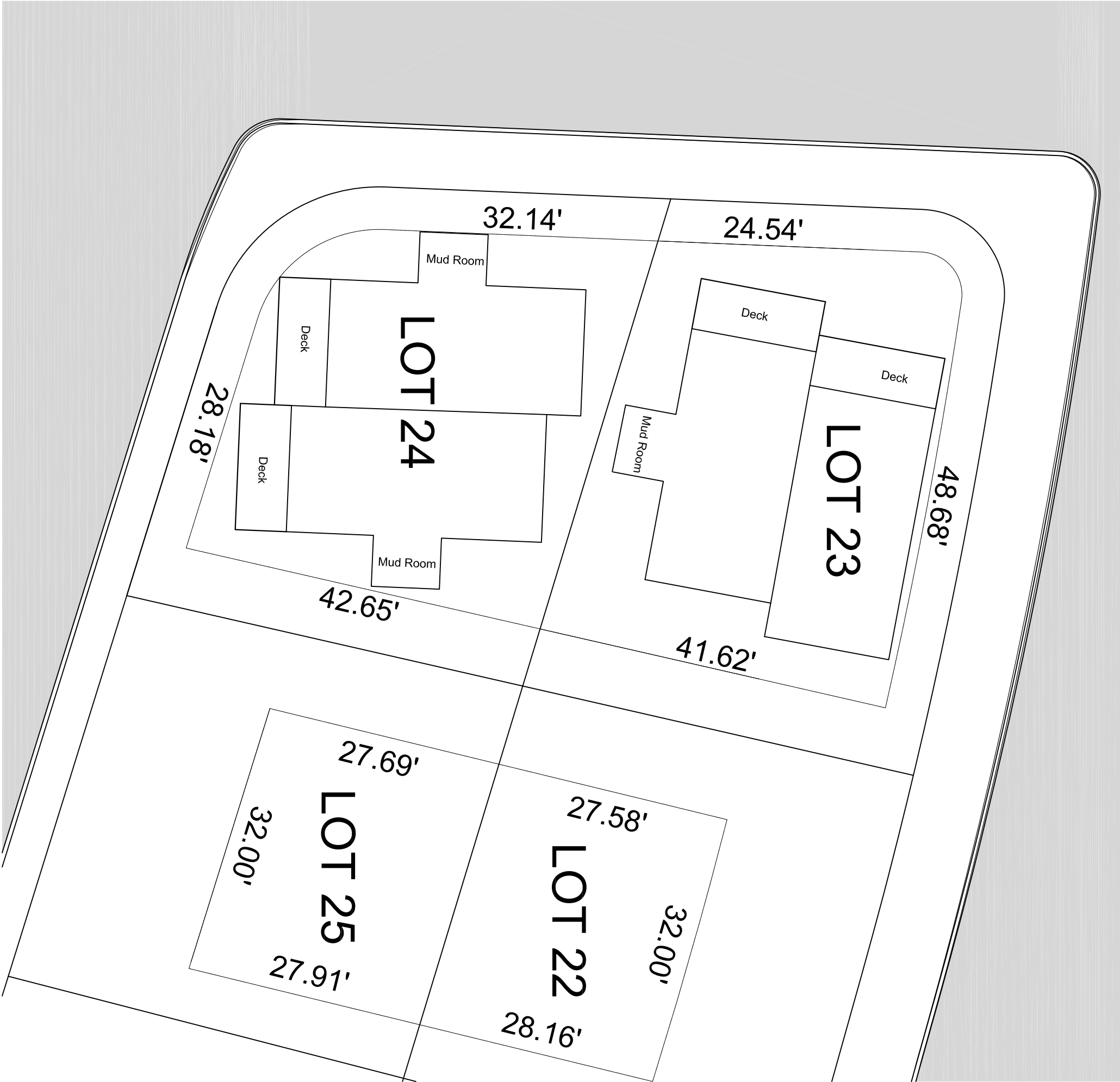
TOS Authorized Signature _____

Date _____

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Note- Several upgrades are available upon request. CBS is also in the process of pricing foundation contractors.





LOT 24

LOT 23

LOT 25

LOT 22

Mud Room

Mud Room

Deck

Deck

Mud Room

Deck

Deck

32.14'

24.54'

28.18'

48.68'

42.65'

41.62'

27.69'

27.58'

32.00'

32.00'

27.91'

28.16'

GENERAL NOTES

- THESE PLANS WERE DESIGNED TO CONFORM WITH THE INTERNATIONAL RESIDENTIAL CODE AND THE NATIONAL ELECTRIC CODE. DUE TO CONTINUOUS CHANGES IN BOTH LOCAL AND NATIONAL BUILDING CODES, ACCOMODATING ALL BUILDING RESTRICTIONS IS IMPOSSIBLE. THEREFORE, THESE PLANS ARE SUBJECT TO LOCAL REQUIREMENTS AND INTERPRETATIONS. IT BECOMES THE RESPONSIBILITY OF THE BUILDER TO MAKE CERTAIN THESE PLANS COMPLY TO LOCAL CODE REQUIREMENTS.
- EVERY EFFORT HAS BEEN MADE TO ELIMINATE ERRORS DURING THE PREPARATION OF THESE DRAWINGS. BECAUSE HERITAGE HOMES OF NEBRASKA, INC. CANNOT GUARANTEE AGAINST THE POSSIBILITY OF HUMAN ERROR. IT IS THE OBLIGATION OF THE BUILDER TO VERIFY THE ACCURACY OF ALL DETAILS, DIMENSIONS, AND BE PERSONALLY RESPONSIBLE FOR THEM.
- THE PLANS, DRAWINGS, SPECIFICATIONS, DESIGNS, AND ENGINEERING HAVE BEEN DEVELOPED BY HERITAGE HOMES OF NEBRASKA, INC. SOLELY FOR ITS USE IN PREPARING AND SUBMITTING CONSTRUCTION CONTRACTS. HERITAGE HOMES OF NEBRASKA, INC. MAKES NO WARRANTY OF ANY KIND, LIABILITY, OR RESPONSIBILITY WHATSOEVER FOR THE PROPERIETY, EFFICACY, OR FITNESS OF SUCH WORK WHEN USED BY ANY OTHER PARTY FOR ANY OTHER PURPOSE, EXCEPT WHEN COVERED BY HERITAGE HOMES OF NEBRASKA, INC. WARRANTIES ACCOMPANYING ITS OWN CONTRACTS.

ELEVATION

- ALL PORCHES, DECKS AND GARAGES ARE THE RESPONSIBILITY OF AN ON-SITE CONTRACTOR.
- CONTINUOUS RIDGE AND SOFFIT VENTS ARE STANDARD.
- VENT PIPES AND FLUES ARE TO BE EXTENDED THROUGH DORMERS AND GARAGE ROOFS BY ON-SITE CONTRACTOR.
- ALL FINISHED GRADE LINES ON DRAWINGS ARE APPROXIMATE. FINAL GRADE MAY VARY.

FLOOR PLAN

- EXTERIOR DIMENSIONS ARE FROM SHEATHING TO SHEATHING.
- ANY DRYWALL WRAPPED MATING WALL OPENINGS ARE TO BE FINISHED BY AN ON-SITE CONTRACTOR.
- 5/8" TYPE-X DRYWALL ON GARAGE SIDE OF ANY ADJOINING WALL.
- GROUT FOR FLOOR TILE SUPPLIED BY HERITAGE HOMES OF NEBRASKA, INC., BUT APPLIED BY ON-SITE CONTRACTOR.

MECHANICAL/ELECTRICAL/PLUMBING

- SWITCH, OUTLET, MECHANICAL, AND OTHER UTILITY LOCATIONS ARE APPROXIMATE.
- IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY THE ON-SITE PLUMBER HAS PROPERLY CHECKED AND TIGHTENED FITTINGS ON SUPPLY LINES, AND CONNECTIONS OF WASTE LINE FITTINGS PRIOR TO TURNING ON WATER.
- INSTALL DRYER VENT MATERIAL ONSITE PER M1501.
- 1/2" SUPPLY DROPS PROVIDED AT EACH FIXTURE. MINIMUM 3/4" DISTRIBUTION LINE REQUIRED BY ON-SITE CONTRACTOR.
- ALL ELECTRICAL WORK IN BASEMENT DONE BY AN ON-SITE CONTRACTOR.
- GROUND FAULT AND ARC FAULT PROTECTION PER NATIONAL ELECTRICAL CODE.
- KITCHEN SMALL APPLIANCE CIRCUITS TO BE GFCI PROTECTED.
- EQUIPMENT AND APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SO THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN HAZARDOUS LOCATIONS AND PRIVATE GARAGES IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE.
- FURNACE, BOILERS, WATER HEATERS, AND DUCTING ALL DESIGNED, PROVIDED, AND INSTALLED ON-SITE BY OTHERS UNLESS NOTED OTHERWISE.
- ALL TUBS, TUBS/SHOWERS, AND SHOWERS ARE EQUIPPED WITH ANTI-SCALD 120 DEGREE MAX. MIXING VALVES.
- COMPLETION OF THERMAL ENVELOPE RESPONSIBILITY OF ON-SITE CONTRACTOR.

FOUNDATION

- THESE DRAWINGS ARE INTENDED TO PROVIDE OVERALL PLAN-VIEW DIMENSIONS ONLY. PIERS, FOOTINGS, FOUNDATION SIZES, AND DESIGNS ARE TO BE BASED ON SITE SOIL CONDITIONS. ALL PIERS, FOOTINGS, FOUNDATIONS, AND OTHER ON-SITE CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES.
- ALL WORK BELOW FLOOR SYSTEM TO BE DESIGNED AND COMPLETED BY AN ON-SITE CONTRACTOR.
- FOUNDATION WALLS INSULATED TO MIN. R-10, EXCEPT FOR A CRAWL SPACE, UNLESS NOTED OTHERWISE.
- INSULATE FLOOR SYSTEM TO R-30 WHEN ON A CRAWL SPACE UNLESS NOTED OTHERWISE.
- FOR CRAWL SPACE FOUNDATIONS, INSTALL FOUNDATION VENTS TO PROVIDE VENTING PER INTERNATIONAL RESIDENTIAL CODE.
- IN BASEMENT GARAGES, 5/8" TYPE-X DRYWALL IS REQUIRED ON WALLS AND CEILINGS WITH MINIMUM R-19 INSULATION IN CEILING UNLESS NOTED OTHERWISE.
- IN BASEMENT GARAGES, STEEL BEAMS MUST BE PROTECTED BY MINIMUM 1/2" DRYWALL.

SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	
LIGHTS			FANS			
	STANDARD LIGHT CFL LAMPS		CEILING FAN W/ LIGHT (2 SWITCHES PROVIDED) CFL LAMPS		110V OUTLET	
	PULL-CHAIN LIGHT CFL LAMPS		CEILING FAN W/O LIGHT (1 SWITCH PROVIDED)		110V GFCI PROTECTED OUTLET	
	6" LED SURFACE MOUNT LIGHT		BATHFAN W/ LIGHT MIN. 50 CFM - CFL LAMP		110V WEATHER PROOF GFCI OUTLET	
	4" LED SURFACE MOUNT LIGHT		EXHAUST FAN MIN. 50 CFM		110V SWITCHED OUTLET	
	6" EYEBALL RECESSED LIGHT LED LAMPS		ROUGH-IN ONLY CEILING FAN (2 SWITCHES PROVIDED)		110V 4-PLEX OUTLET	
	6" RECESSED LIGHT LED LAMPS	SWITCHES				110V FLOOR OUTLET
	4" RECESSED LIGHT LED LAMPS		SINGLE SWITCH		220V OUTLET	
	PENDANT LIGHT CFL LAMPS		3-WAY SWITCH	MISC.		
	CANISTER LIGHT		4-WAY SWITCH		SMOKE/CO DETECTOR	
	KITCHEN/DINING ROOM CHANDELIER - CFL LAMPS		DIMMER SWITCH		SMOKE DETECTOR	
	STAIR CHANDELIER CFL LAMPS		3-WAY DIMMER SWITCH		THERMOSTAT	
	CANTILEVER CHANDELIER CFL LAMPS		TIMER SWITCH		DOOR BELL CHIME	
	LED UNDER CABINET LIGHT		TRI-PLEX SWITCH		ICE MAKER BOX	
	4" TRACK LIGHTING CFL LAMPS		CEILING FAN SWITCH		CAPPED HALF-WALL	
	SCONCE LIGHT CFL LAMPS	H.V.A.C.				INSULATED WALL
	FLOOD LIGHT		SINGLE RETURN AIR VENT		TOWEL BAR	
	ROUGH-IN ONLY LIGHT		DOUBLE RETURN AIR VENT		RECESSED MEDICINE CABINET	
T.V. & PHONE OUTLETS				TOE KICK REGISTER		WINDOW WHICH MEETS EGRESS REQUIREMENTS
	PULL WIRE		4X10 FLOOR REGISTER		SAFETY GLASS	
	TV WIRE		2X12 FLOOR REGISTER		OPENING CONTROL DEVICE	
	PHONE WIRE		WALL STACK		BRACED WALL PANEL (WSP) 48" TYP. UNO	
	TV/PHONE WIRE				BRACED WALL PANEL (GB) 96" TYP. UNO	
	SPEAKER WIRE					

BUILDING CODES

WOOD FRAME - UNPROTECTED
USE GROUP - SINGLE FAMILY
MIN. FIRE SEPARATION ≤ 5FT

8 CCR 1302-14
ADMIN. RULES

2018 IRC	2015 IRC
2018 IMC	2015 IMC
2018 IPC	2015 IPC
2020 NEC	2017 NEC
2015 IECC	2015 IECC

COLORADO BOULDER COUNTY

SQ. FOOTAGE

1ST FLOOR	1290	SQ. FT.
2ND FLOOR	1134	SQ. FT.
CRAWLSPACE	1134	SQ. FT.
TOTAL	3558	SQ. FT.
GARAGE	NA	SQ. FT.

DESIGN LOADS

ROOF LIVE LOAD (Pg)	110	PSF
FLOOR LIVE LOAD	40.0	PSF
WIND LOAD (VULT)	115.0	MPH
EXPOSURE	C	
SEISMIC	C	

FRAMINGS SPECS.

1ST FLOOR WALLS	2X6
2ND FLOOR WALLS	2X6
FOUNDATION WALLS	8"
1ST FLOOR HEIGHT	8'-0 1/4"
2ND FLOOR HEIGHT	8'-0 1/4"
FOUNDATION HEIGHT	4'

INDEX

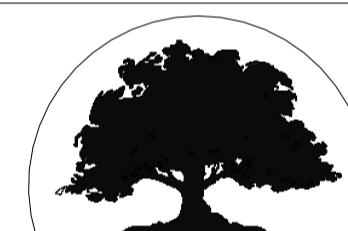
GENERAL
A0.1 COVER SHEET
A0.2 SCHEDULES & DIAGRAMS

ARCHITECTURAL
A1.1 EXTERIOR ELEVATION
A2.1 1ST FLOOR PLAN
A2.2 2ND FLOOR PLAN
A3.1 UNIT A DETAILS
A3.2 UNIT B DETAILS

STRUCTURAL
S1.1 FOUNDATION PLAN
S2.1 CROSS SECTION

JOB STATUS

	DATE	DWN BY
PA	10/11/2022	JE
A		
CO1		
CO2		
CO3		
CO4		
CO5		
CO6		
CO7		



HERITAGE HOMES
OF NEBRASKA, INC.



HERITAGE HOMES BUILDER
COLORADO BUILDING SYSTEMS
GRAND JUNCTION, CO
EDgewater DUPLEX 3-BED MODEL
SILVERTON, CO

PLAN RETURN NOTICE & SIGNATURES
(CHECK ONE BOX ONLY)

REVISE & RESEND TO BUILDER
APPROVED AS FINAL BUILD PLAN

WE THE UNDERSIGNED RETURN THIS PLAN TO HERITAGE HOMES FOR THE EXPRESSED PURPOSE INDICATED AT THE IMMEDIATE LEFT. NO FEE. INVALID IF MORE THAN ONE BOX IS CHECKED.

BUILDER SIGNATURE
CUSTOMER SIGNATURE
DATE
DATE

JOB NO.

7770-1

DATE REVISED

10/11/2022

SHEET NO.

A0.1



WINDOW SCHEDULE

#	QUANTITY	MNFR.	MNFR. #	R.O.	SWING	EGRESS	S.G.	O.C.D.	U-VALUE	S.H.G.C.	LIGHT	VENT	TYPE	HEADER	KING/JACK	DESIGN PRESSURE	NOTES
1	2	GERKIN	SH3660	36" X 60"		Yes	No	No	0.30	.22	11.2000	5.72	SINGLE HUNG	(3) SPF #2 2X6	(1) (1)	60 PSF	
2	2	GERKIN	SH3060	30" X 60"		No	Yes	No	0.30	.22	9.0000	4.59	SINGLE HUNG	(3) SPF #2 2X6	(1) (1)	60 PSF	
3	2	GERKIN	SH3660	36" X 60"		Yes	Yes	No	0.30	.22	11.2000	5.72	SINGLE HUNG	(3) SPF #2 2X6	(1) (1)	60 PSF	
4	4	GERKIN	TSH7260	72" X 60"		Yes	No	No	0.30	.22	22.4000	11.44	TWIN SINGLE HUNG	(3) SPF #2 2X6	(1) (1)	60 PSF	
5	2	GERKIN	SH4860	48 X 60"		Yes	No	Yes	0.30	.22	15.5900	7.97	SINGLE HUNG	(3) SPF #2 2X6	(1) (1)	60 PSF	
6	2	GERKIN	SH3660	36" X 60"		Yes	Yes	Yes	0.30	.22	11.2000	5.72	SINGLE HUNG	(3) SPF #2 2X6	(1) (1)	60 PSF	

EXTERIOR DOOR SCHEDULE

#	MNFR.	MNFR. #	R.O.	DOOR SWING	# OF DOORS	DOOR WIDTH	DOOR HEIGHT	JAMB WIDTH	DEADBOLT	HARDWARE STYLE	HARDWARE TYPE	HARDWARE FINISH	U-VALUE	SHGC	DOOR TYPE	GLAZING SQFT./TYPE	HEADER	KING/JACK	DESIGN PRESSURE	NOTES
ED1	THERMA TRU	S118-LE	38.5" X 82"	LEFT	1	3' - 0"	6' - 8"	7 3/8"	Yes	HANCOCK	ENTRY	BRUSHED NICKEL	0.29	0.16	ENTRY	9.78	(3) SPF #2 2X6	(1)(1)	65 PSF	CLAD JAMB
ED2	THERMA TRU	S118-LE	38.5" X 82"	RIGHT	1	3' - 0"	6' - 8"	7 3/8"	Yes	HANCOCK	ENTRY	BRUSHED NICKEL	0.29	0.16	ENTRY	9.78	(3) SPF #2 2X6	(1)(1)	65 PSF	CLAD JAMB
ED3	THERMA TRU	S206	38.5" X 82"	RIGHT	1	3' - 0"	6' - 8"		Yes	HANCOCK	ENTRY	BRUSHED NICKEL	0.22	0.09	ENTRY	5.5	(3) SPF #2 2X6	(1)(1)	65 PSF	O.S.B.O. , CLAD JAMB
ED4	THERMA TRU	S206	38.5" X 82"	LEFT	1	3' - 0"	6' - 8"		Yes	HANCOCK	ENTRY	BRUSHED NICKEL	0.22	0.09	ENTRY	5.5	(3) SPF #2 2X6	(1)(1)	65 PSF	O.S.B.O. , CLAD JAMB

INTERIOR DOOR SCHEDULE

#	MNFR	MNFR#	R.O.	DOOR SWING	# OF DOORS	DOOR WIDTH	DOOR HEIGHT	JAMB WIDTH	HARDWARE STYLE	HARDWARE TYPE	HARDWARE FINISH	NOTES
ID1	BAYER BUILT	OAK FLUSH	32" X 82.5"	LEFT	2	2' - 6"	6' - 8"	4 9/16"	HANCOCK	PASSAGE	BRUSHED NICKEL	
ID2	BAYER BUILT	OAK FLUSH	32" X 82.5"	RIGHT	2	2' - 6"	6' - 8"	4 9/16"	HANCOCK	PASSAGE	BRUSHED NICKEL	
ID3	BAYER BUILT	OAK FLUSH	32" X 82.5"	LEFT	1	2' - 6"	6' - 8"	4 9/16"	HANCOCK	PRIVACY	BRUSHED NICKEL	
ID4	BAYER BUILT	OAK FLUSH	32" X 82.5"	RIGHT	1	2' - 6"	6' - 8"	4 9/16"	HANCOCK	PRIVACY	BRUSHED NICKEL	
ID5	BAYER BUILT	OAK FLUSH	50" X 82.5"	BI-PASS	4	2' - 0"	6' - 8"	4 9/16"		BI-PASS FINGER PULL	BRUSHED NICKEL	
ID6	BAYER BUILT	OAK FLUSH	32" X 82.5"	RIGHT	2	2' - 6"	6' - 8"	4 9/16"	HANCOCK	PASSAGE	BRUSHED NICKEL	
ID7	BAYER BUILT	OAK FLUSH	32" X 82.5"	LEFT	2	2' - 6"	6' - 8"	4 9/16"	HANCOCK	PASSAGE	BRUSHED NICKEL	
ID8	BAYER BUILT	OAK FLUSH	32" X 82.5"	RIGHT	1	2' - 6"	6' - 8"	4 9/16"	HANCOCK	PRIVACY	BRUSHED NICKEL	
ID9	BAYER BUILT	OAK FLUSH	32" X 82.5"	LEFT	1	2' - 6"	6' - 8"	4 9/16"	HANCOCK	PRIVACY	BRUSHED NICKEL	
ID10	BAYER BUILT	OAK FLUSH	34" X 82.5"	LEFT	1	2' - 8"	6' - 8"	4 9/16"	HANCOCK	PASSAGE	BRUSHED NICKEL	
ID11	BAYER BUILT	OAK FLUSH	34" X 82.5"	RIGHT	1	2' - 8"	6' - 8"	4 9/16"	HANCOCK	PASSAGE	BRUSHED NICKEL	
ID12	BAYER BUILT	OAK FLUSH	74" X 82.5"	BI-FOLD	2	6' - 0"	6' - 8"	4 9/16"			BRUSHED NICKEL	
ID13	BAYER BUILT	OAK FLUSH	32" X 82.5"	LEFT	1	2' - 6"	6' - 8"	6 1/2"	HANCOCK	PASSAGE	BRUSHED NICKEL	
ID14	BAYER BUILT	OAK FLUSH	32" X 82.5"	RIGHT	1	2' - 6"	6' - 8"	6 1/2"	HANCOCK	PASSAGE	BRUSHED NICKEL	
ID15	BAYER BUILT	OAK FLUSH	50" X 82.5"	BI-PASS	4	2' - 0"	6' - 8"	4 9/16"		BI-PASS FINGER PULL	BRUSHED NICKEL	O.S.B.O.
ID16	BAYER BUILT	OAK FLUSH	32" X 82.5"	RIGHT	1	2' - 6"	6' - 8"	6 1/2"	HANCOCK	PASSAGE	BRUSHED NICKEL	O.S.B.O.
ID17	BAYER BUILT	OAK FLUSH	32" X 82.5"	LEFT	1	2' - 6"	6' - 8"	6 1/2"	HANCOCK	PASSAGE	BRUSHED NICKEL	O.S.B.O.

HERITAGE HOMES BUILDER

COLORADO BUILDING SYSTEMS

BUILDER LOCATION

GRAND JUNCTION, CO

DESIGNED FOR

EDGEWATER DUPLEX 3-BED MODEL

NEW HOME LOCATION

SILVERTON, CO

PLAN RETURN NOTICE & SIGNATURES
(CHECK ONE BOX ONLY)

REVISE & RESEND TO BUILDER

APPROVED AS FINAL BUILD PLAN

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BUILDER SIGNATURE

CUSTOMER SIGNATURE

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DATE

JOB NO.

7770-1

DATE REVISED

10/11/2022

SHEET NO.

A0.2

HERITAGE HOMES BUILDER
 COLORADO BUILDING SYSTEMS
 GRAND JUNCTION, CO
 EDgewater DUPLEX 3-BED MODEL
 SILVERTON, CO

PLAN RETURN NOTICE & SIGNATURES
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 REVISE & RESEND TO BUILDER
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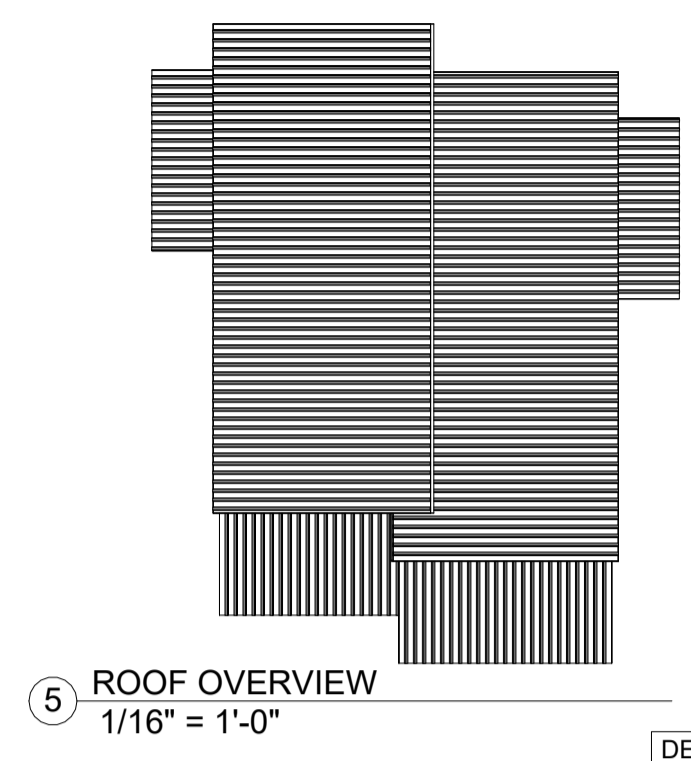
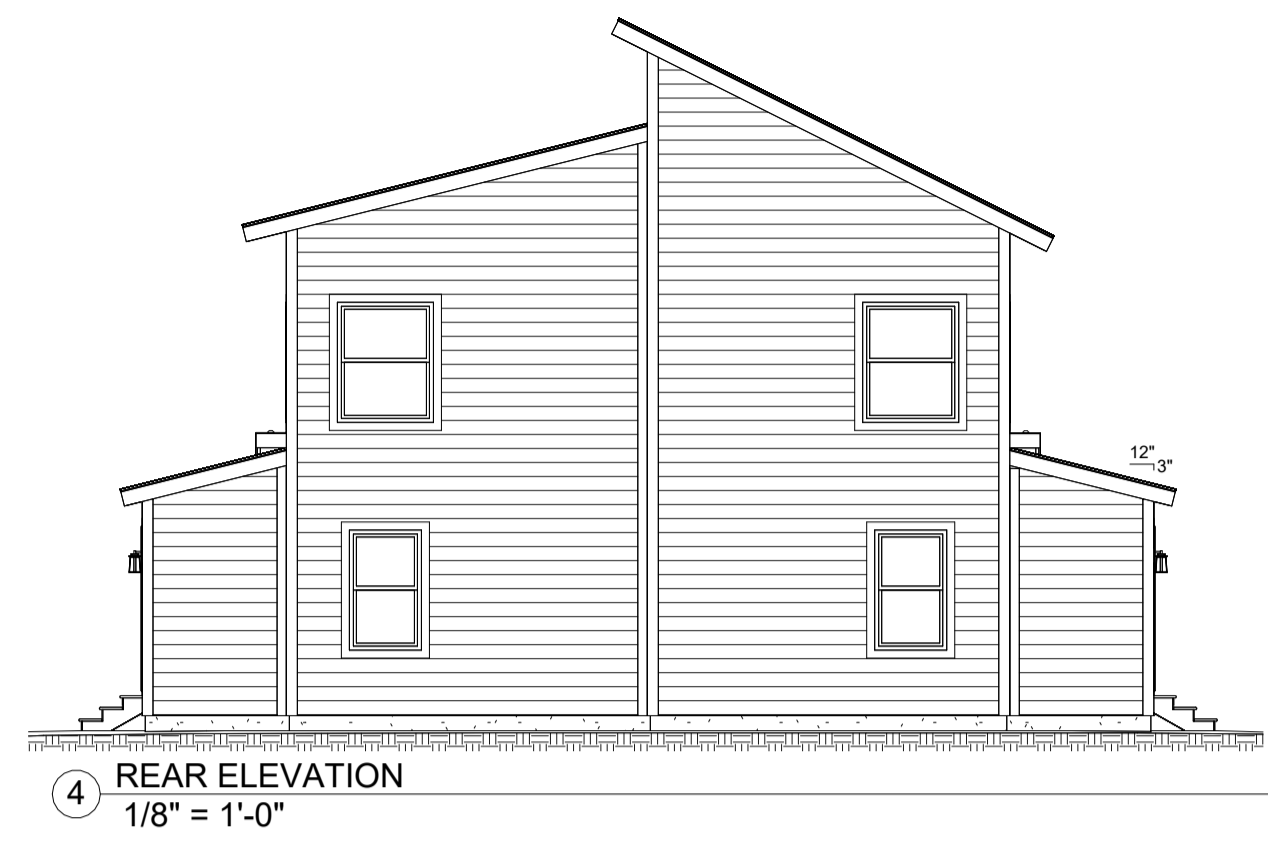
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BUILDER SIGNATURE _____ DATE _____
 CUSTOMER SIGNATURE _____ DATE _____

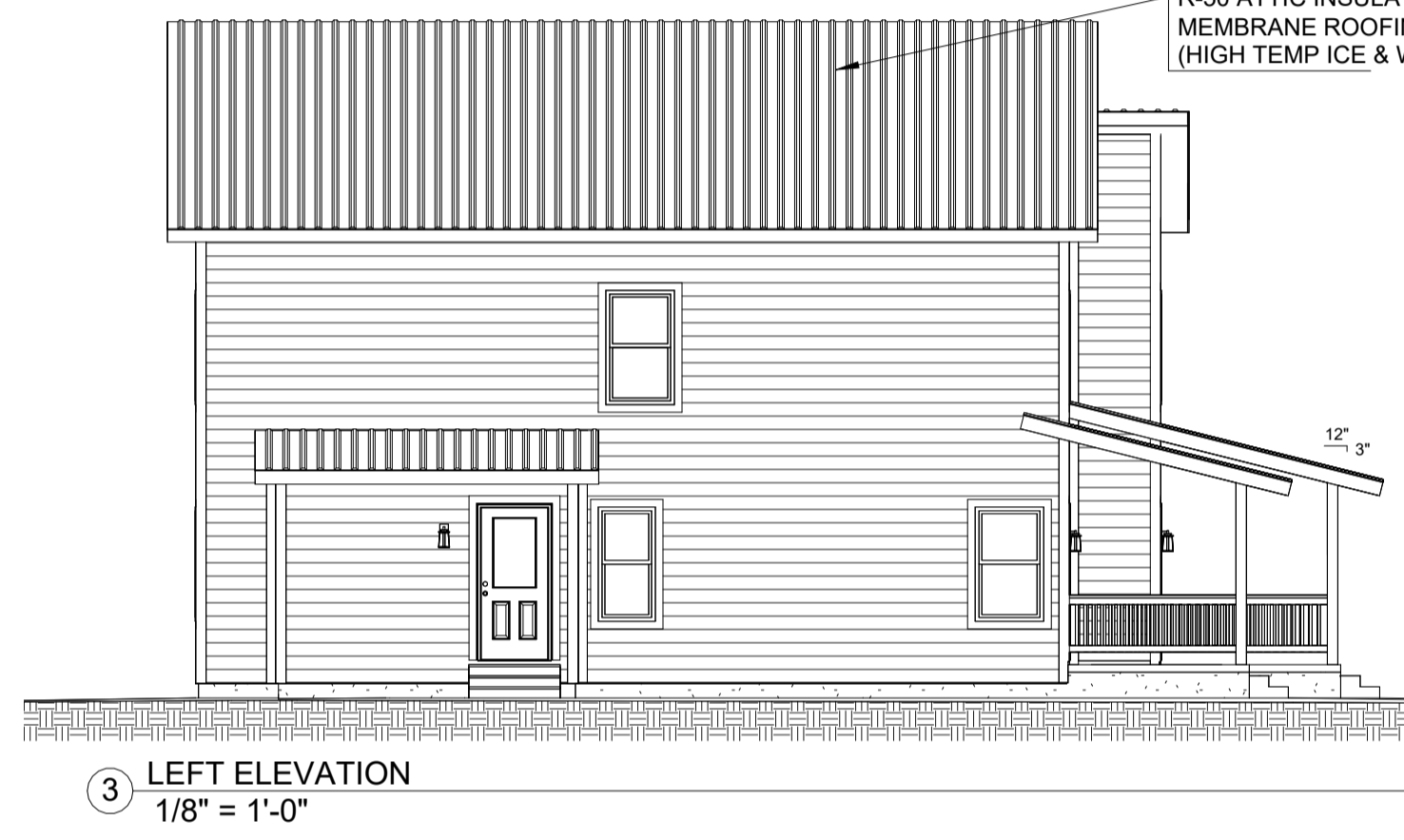
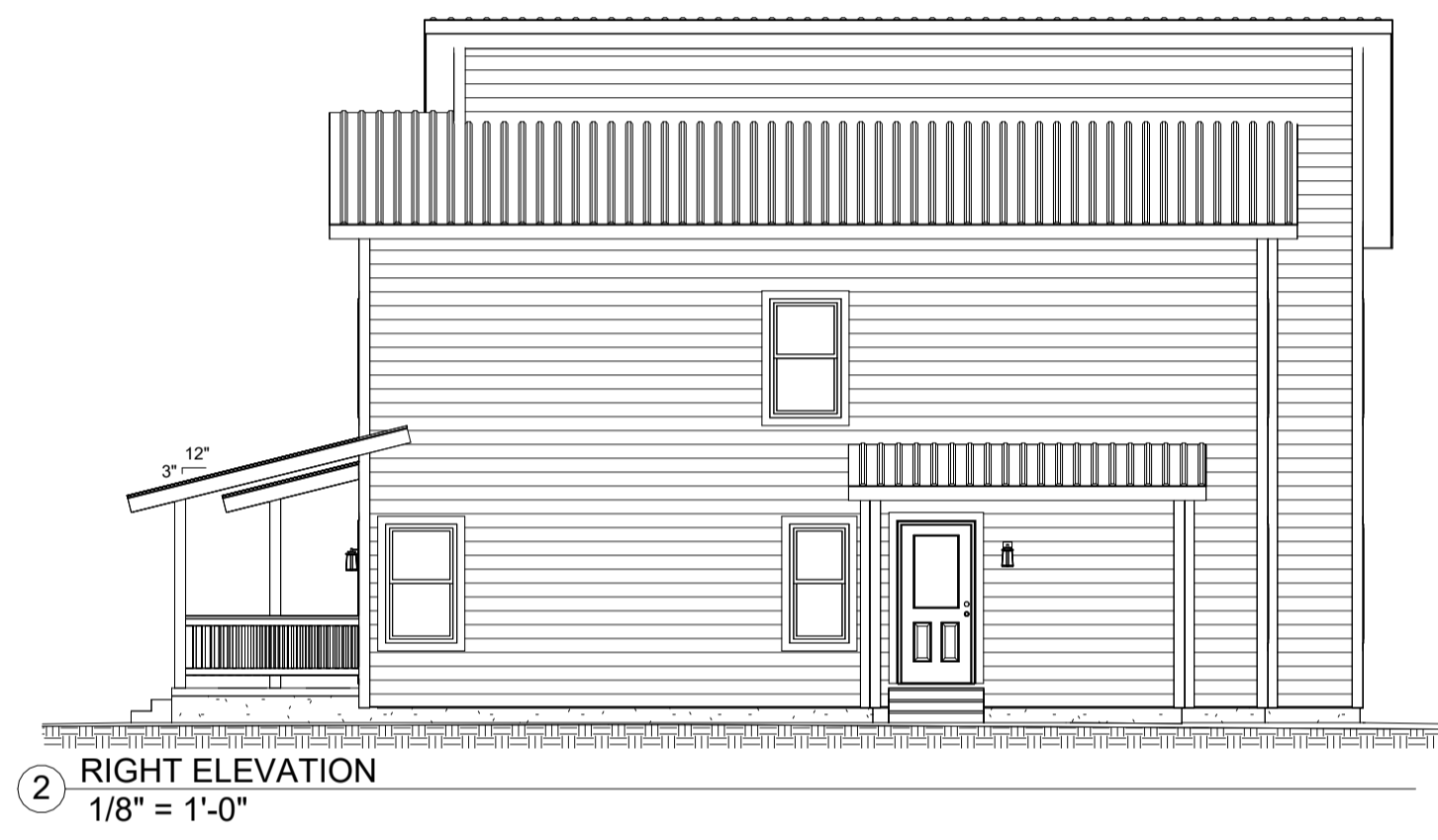
JOB NO.
7770-1

DATE REVISED
10/11/2022

SHEET NO.
A1.1



DELETE SHINGLES FOR ON-SITE METAL ROOF
 19/32" O.S.B. SHEATHING
 R-50 ATTIC INSULATION
 MEMBRANE ROOFING UNDERLAYMENT
 (HIGH TEMP ICE & WATER SHIELD ENTIRE ROOF)



LP SMARTSIDE SIDING
 3/4" FOAM INSULATION
 VINYL WINDOWS W/1X4 WINDOW TRIM

HERITAGE HOMES BUILDER

COLORADO BUILDING SYSTEMS

BUILDER LOCATION

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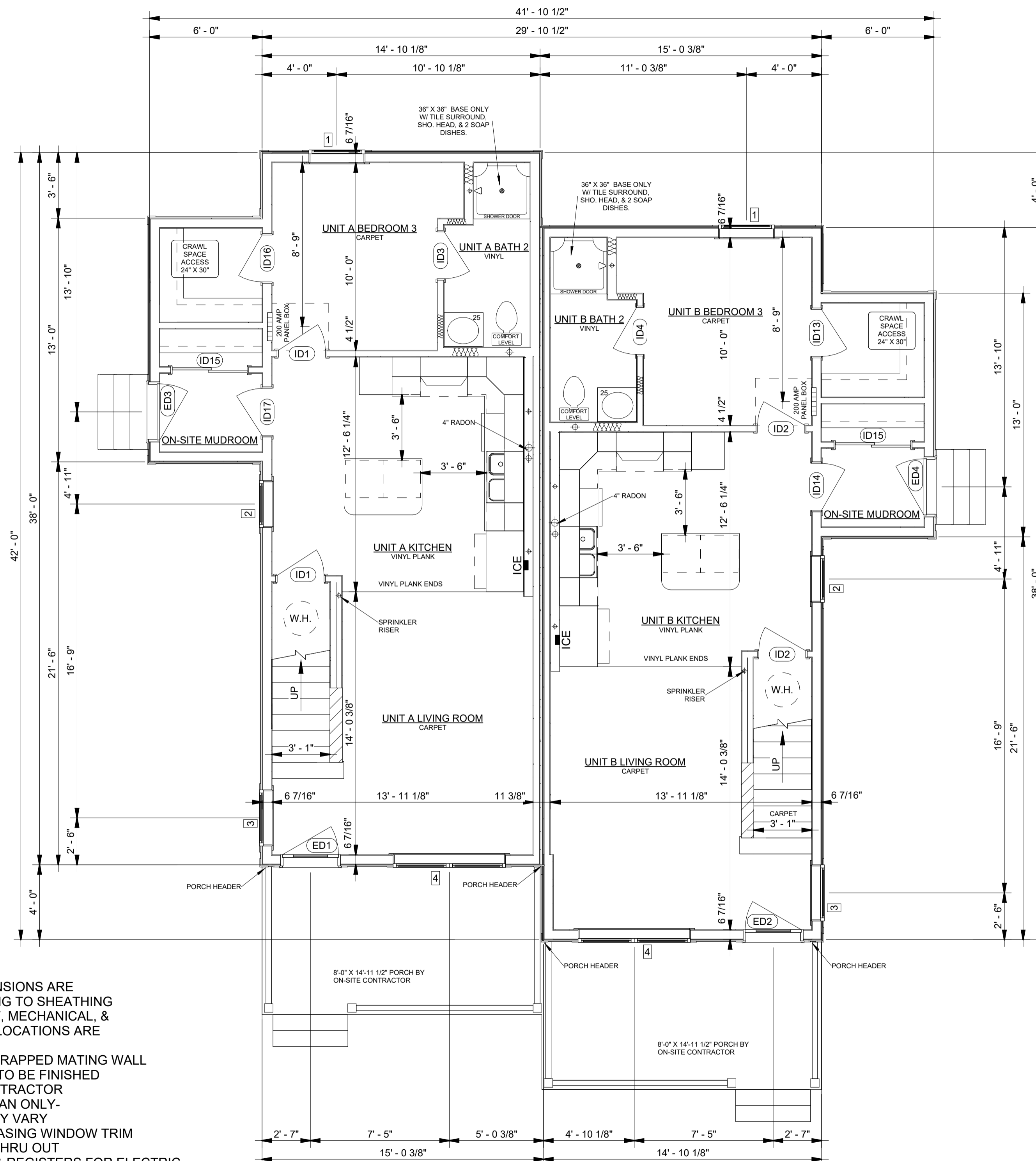
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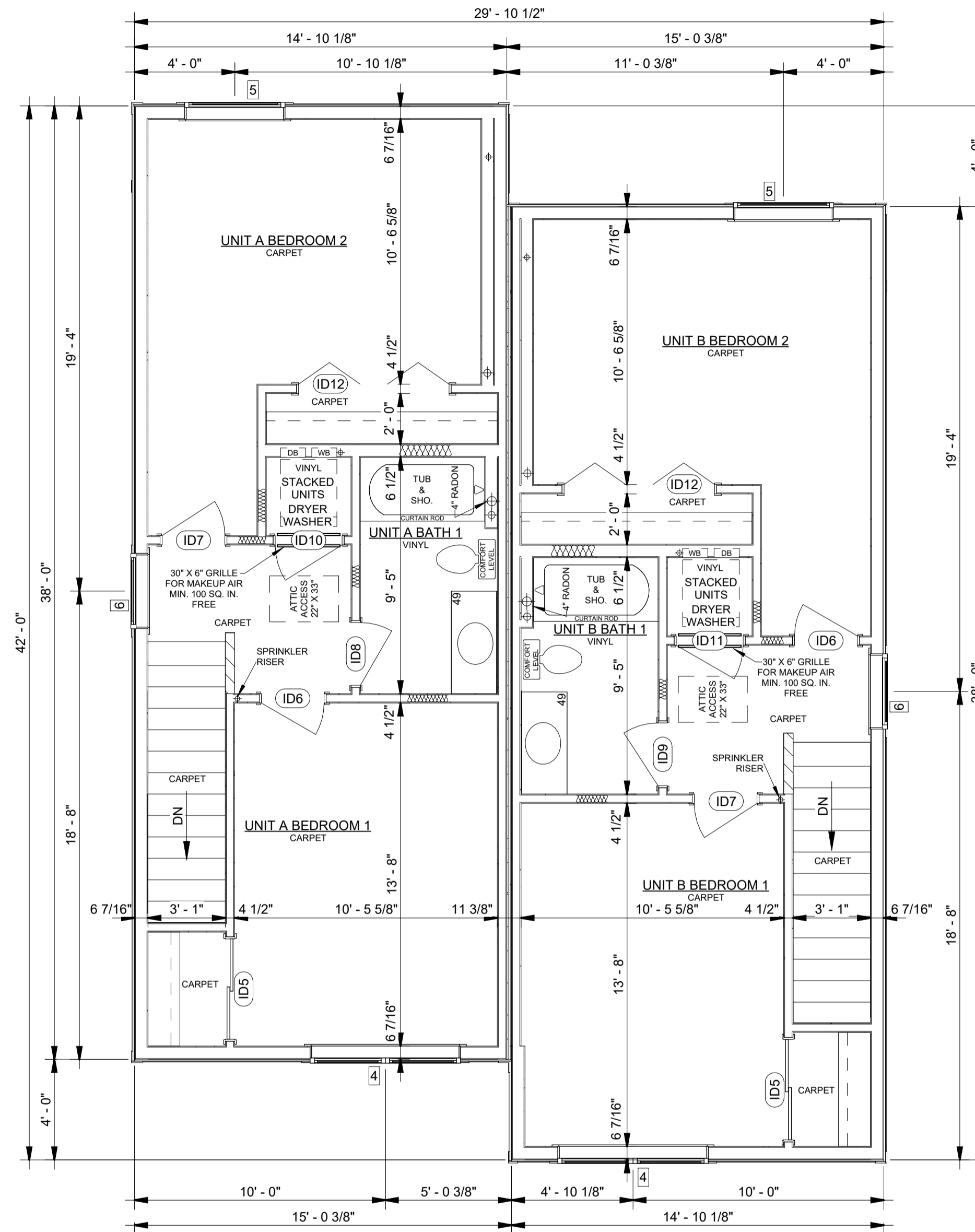
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NOTES:

- EXTERIOR DIMENSIONS ARE FROM SHEATHING TO SHEATHING
- SWITCH, OUTLET, MECHANICAL, & OTHER UTILITY LOCATIONS ARE APPROXIMATE
- ANY DRYWALL WRAPPED MATING WALL OPENINGS ARE TO BE FINISHED BY ON-SITE CONTRACTOR
- PRELIMINARY PLAN ONLY- FINAL PLANS MAY VARY
- WOOD JAMB & CASING WINDOW TRIM
- PEX PLUMBING THRU OUT
- DELETE BOOTS & REGISTERS FOR ELECTRIC COVE HEAT
- 12 GAUGE SWIRE THRU OUT

1/4" = 1'-0"





- NOTES:**
- EXTERIOR DIMENSIONS ARE FROM SHEATHING TO SHEATHING
 - SWITCH, OUTLET, MECHANICAL, & OTHER UTILITY LOCATIONS ARE APPROXIMATE
 - ANY DRYWALL WRAPPED MATING WALL OPENINGS ARE TO BE FINISHED BY ON-SITE CONTRACTOR
 - PRELIMINARY PLAN ONLY- FINAL PLANS MAY VARY
 - WOOD JAMB & CASING WINDOW TRIM
 - PEX PLUMBING THRU OUT
 - DELETE BOOTS & REGISTERS FOR ELECTRIC COVE HEAT
 - 12 GAUGE WIRE - THRU OUT

① 2ND FLOOR
1/4" = 1'-0"

HERITAGE HOMES BUILDER
COLORADO BUILDING SYSTEMS
GRAND JUNCTION, CO
EDGEWATER DUPLEX 3-BED MODEL
SILVERTON, CO

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JOB NO.
7770-1

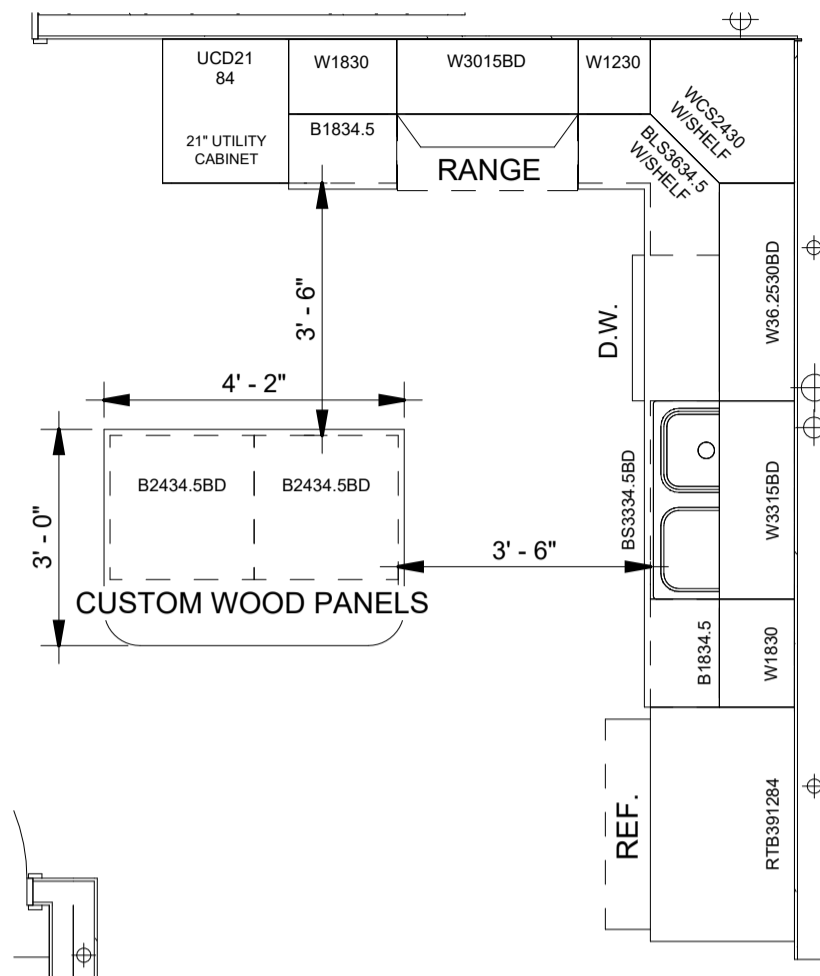
DATE REVISED
10/11/2022

SHEET NO.
A2.2

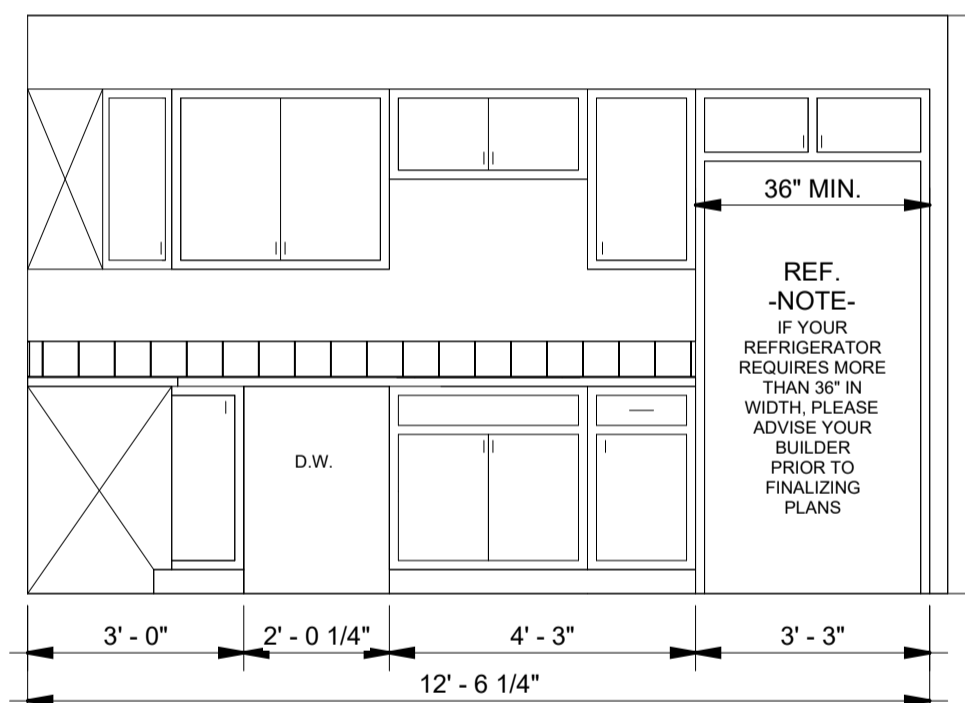


1 UNIT A KITCHEN

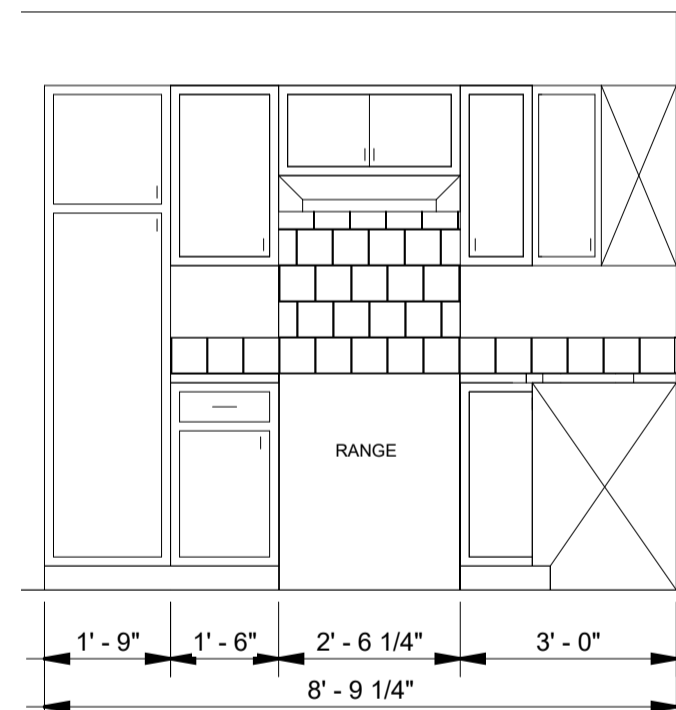
KITCHEN NOTES:
 -3/4" SLAB CABINET DRAWER FRONTS
 -CRP10 CABINET DOORS
 -RED OAK KITCHEN CABINETS
 -LAMINATE COUNTER TOP
 -CERAMIC TILE BACKSPLASH



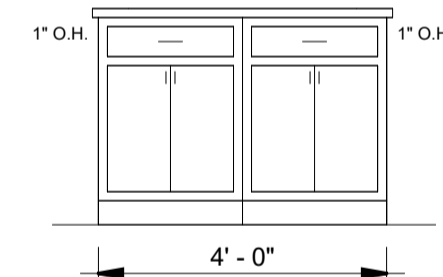
2 UNIT A KITCHEN OVERVIEW
 3/8" = 1'-0"



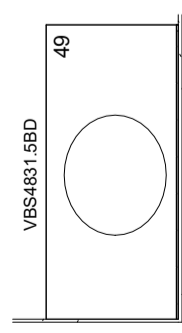
3 UNIT A KITCHEN A
 3/8" = 1'-0"



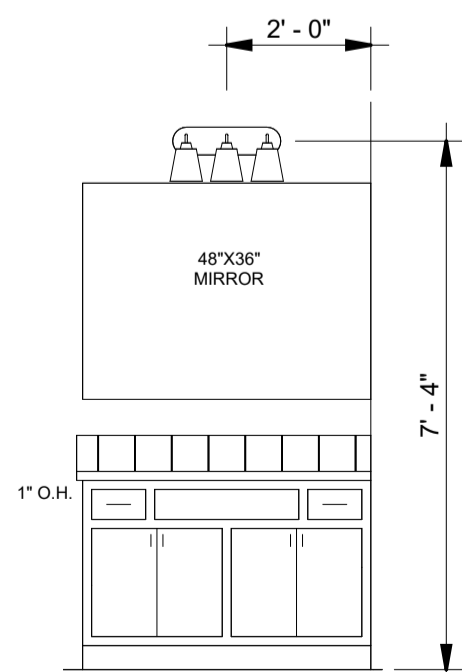
4 UNIT A KITCHEN B
 3/8" = 1'-0"



5 UNIT A ISLAND
 3/8" = 1'-0"

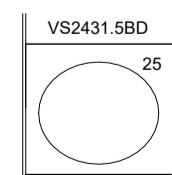


6 UNIT A BATH 1 OVERVIEW
 3/8" = 1'-0"

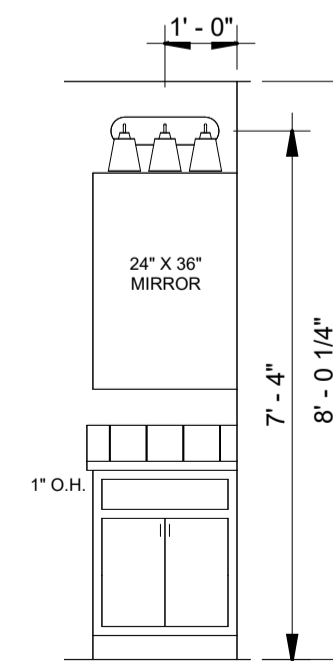


7 UNIT A BATH 1
 3/8" = 1'-0"

BATHROOM NOTES:
 -CERAMIC TILE BACKSPLASH
 -LAMINATE TOPS W/DROP-IN SINKS
 -CRP10 CABINET DOORS
 -3/4" SLAB CABINET DRAWER FRONTS
 -RED OAK VANITIES



8 UNIT A BATH 2 OVERVIEW
 3/8" = 1'-0"



9 UNIT A BATH 2
 3/8" = 1'-0"



HERITAGE HOMES
OF DENVER, CO

HERITAGE HOMES BUILDER

COLORADO BUILDING SYSTEMS

BUILDER LOCATION

GRAND JUNCTION, CO

DESIGNED FOR

EDGEWATER DUPLEX 3-BED MODEL

NEW HOME LOCATION

SILVERTON, CO

PLAN RETURN NOTICE & SIGNATURES

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BUILDER SIGNATURE

DATE

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DATE

JOB NO.

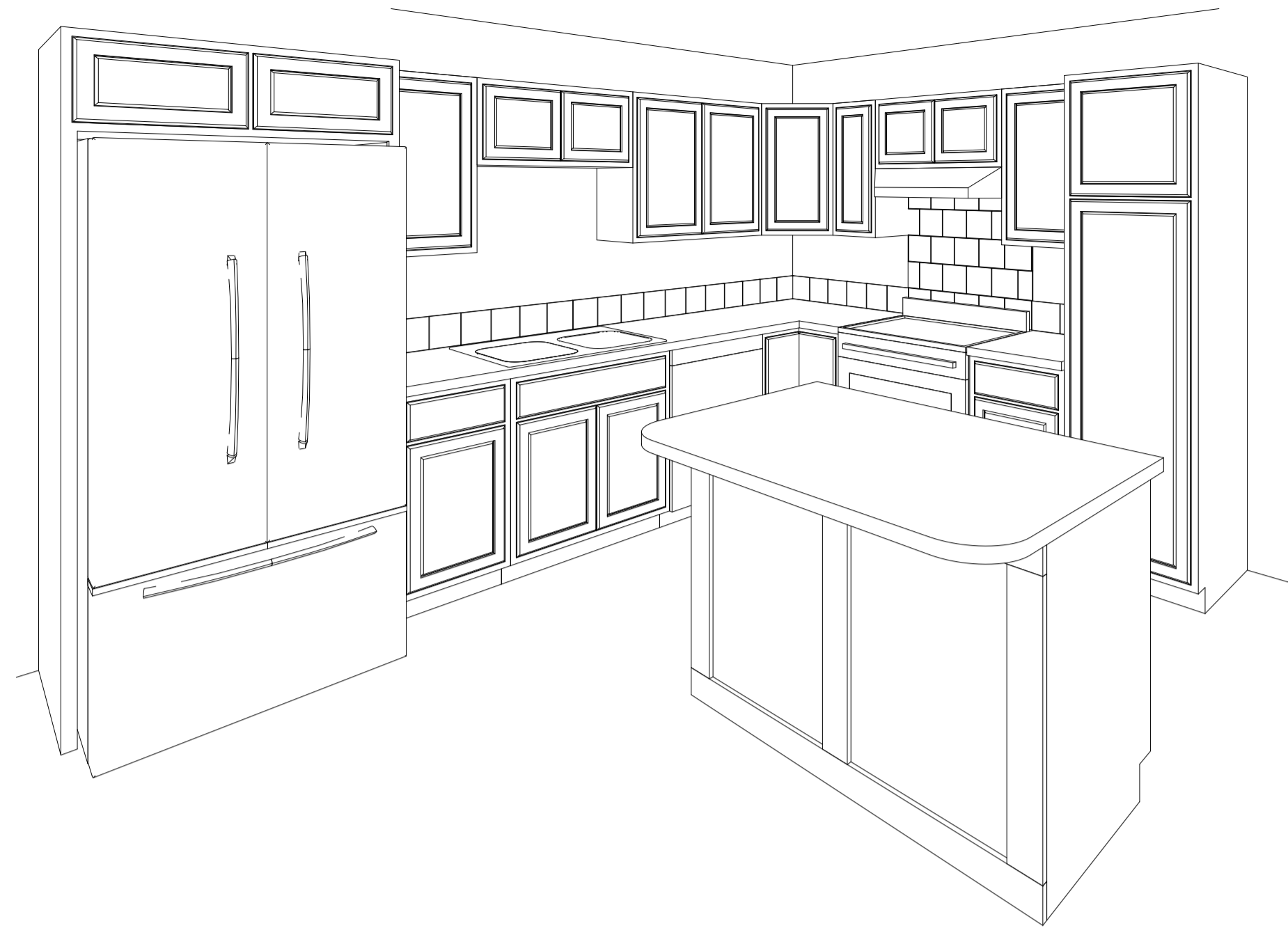
7770-1

DATE REVISED

10/11/2022

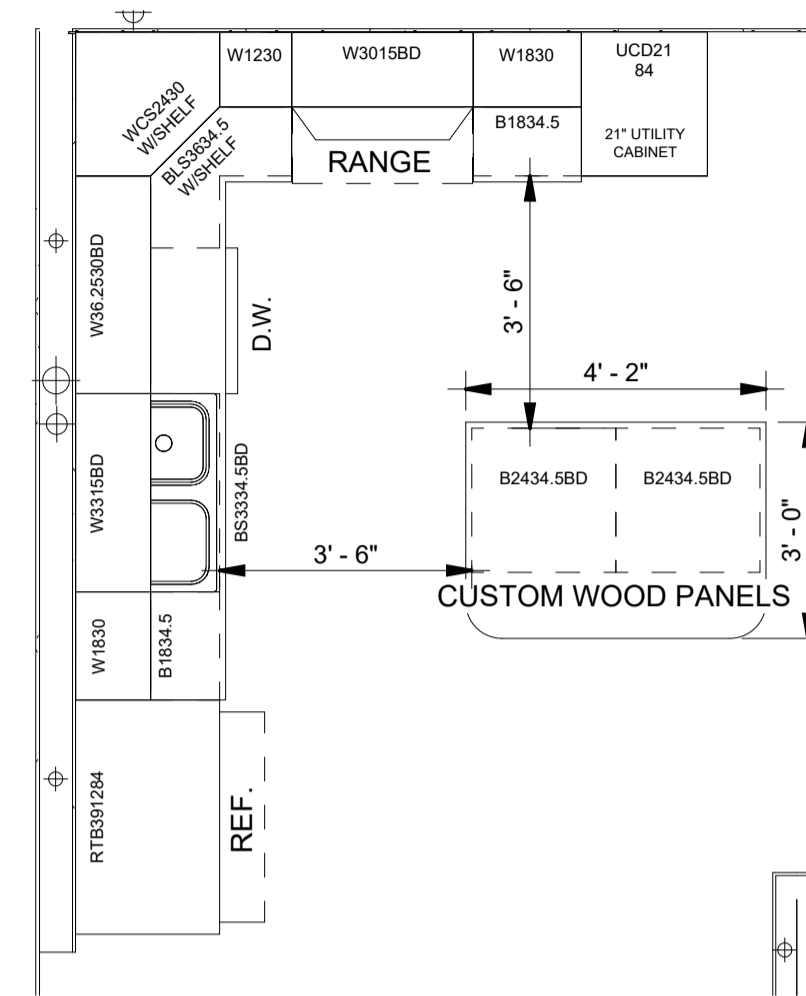
SHEET NO.

A3.1

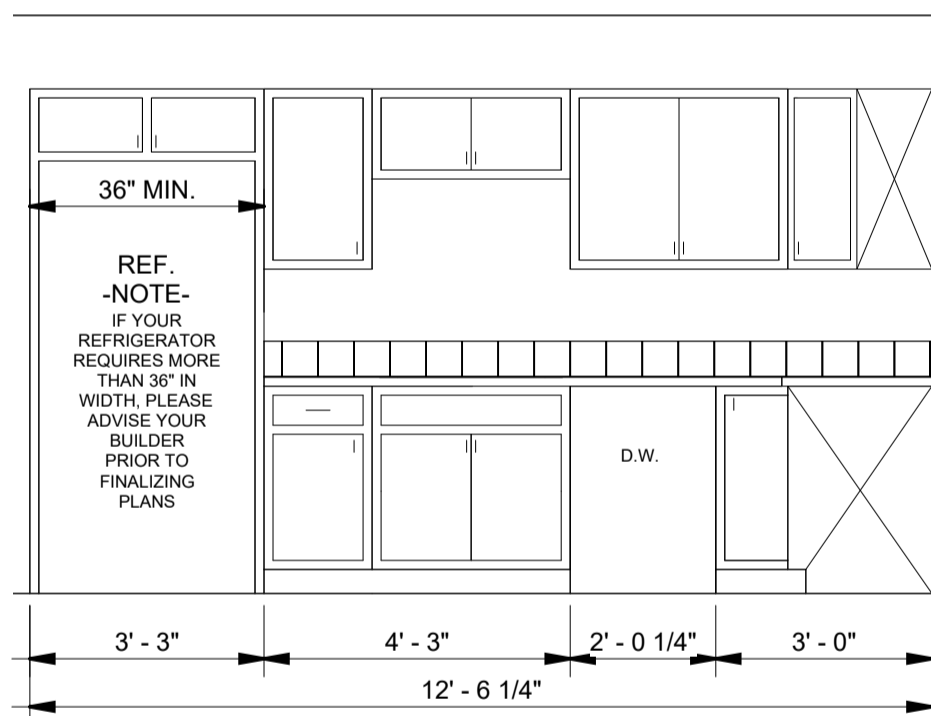


1 UNIT B KITCHEN

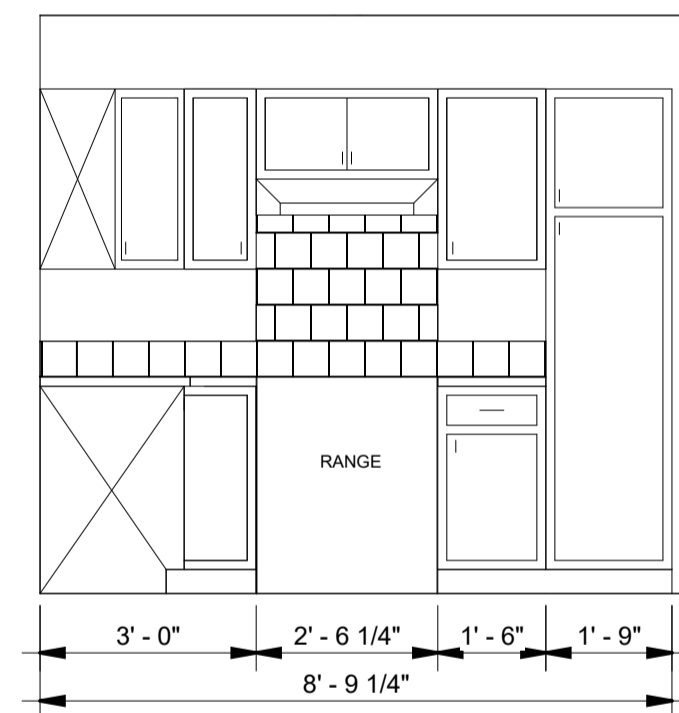
KITCHEN NOTES:
 -3/4" SLAB CABINET DRAWER FRONTS
 -CRP10 CABINET DOORS
 -RED OAK KITCHEN CABINETS
 -LAMINATE COUNTER TOP
 -CERAMIC TILE BACKSPASH



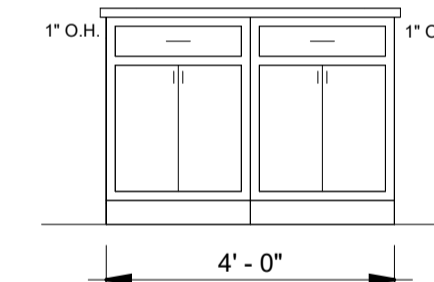
2 UNIT B KITCHEN OVERVIEW
3/8" = 1'-0"



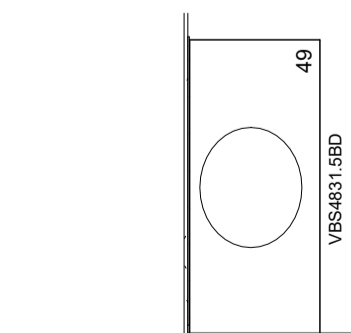
3 UNIT B KITCHEN A
3/8" = 1'-0"



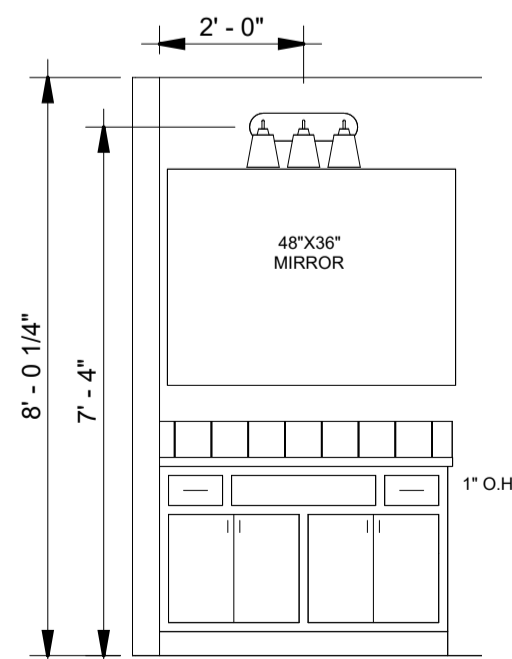
4 UNIT B KITCHEN B
3/8" = 1'-0"



5 UNIT B ISLAND
3/8" = 1'-0"

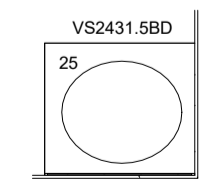


6 UNIT B BATH 1 OVERVIEW
3/8" = 1'-0"

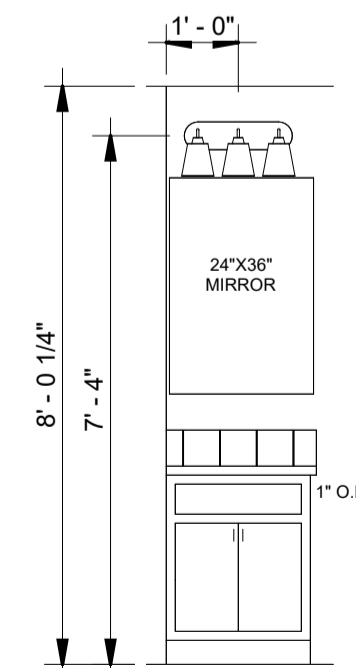


7 UNIT B BATH 1
3/8" = 1'-0"

BATHROOM NOTES:
 -CERAMIC TILE BACKSPASH
 -LAMINATE TOPS W/DROP-IN SINKS
 -CRP10 CABINET DOORS
 -3/4" SLAB CABINET DRAWER FRONTS
 -RED OAK VANITIES



8 UNIT B BATH 2 OVERVIEW
3/8" = 1'-0"



9 UNIT B BATH 2
3/8" = 1'-0"

HERITAGE HOMES BUILDER
 COLORADO BUILDING SYSTEMS
 GRAND JUNCTION, CO
 EDgewater DUPLEX 3-BED MODEL
 SILVERTON, CO

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BUILDER SIGNATURE _____ DATE _____
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SHEET NO.
A3.2

FOUNDATION NOTES:

I. THESE DRAWINGS ARE INTENDED TO PROVIDE OVERALL PLAN-VIEW DIMENSIONS ONLY. PIERS, FOOTINGS, FOUNDATION SIZES, AND DESIGNS ARE TO BE BASED ON SITE SOIL CONDITIONS. ALL PIERS, FOOTINGS, FOUNDATIONS, AND OTHER ON-SITE CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES.

II. ALL WORK BELOW FLOOR SYSTEM TO BE DESIGNED AND COMPLETED BY AN ON-SITE CONTRACTOR

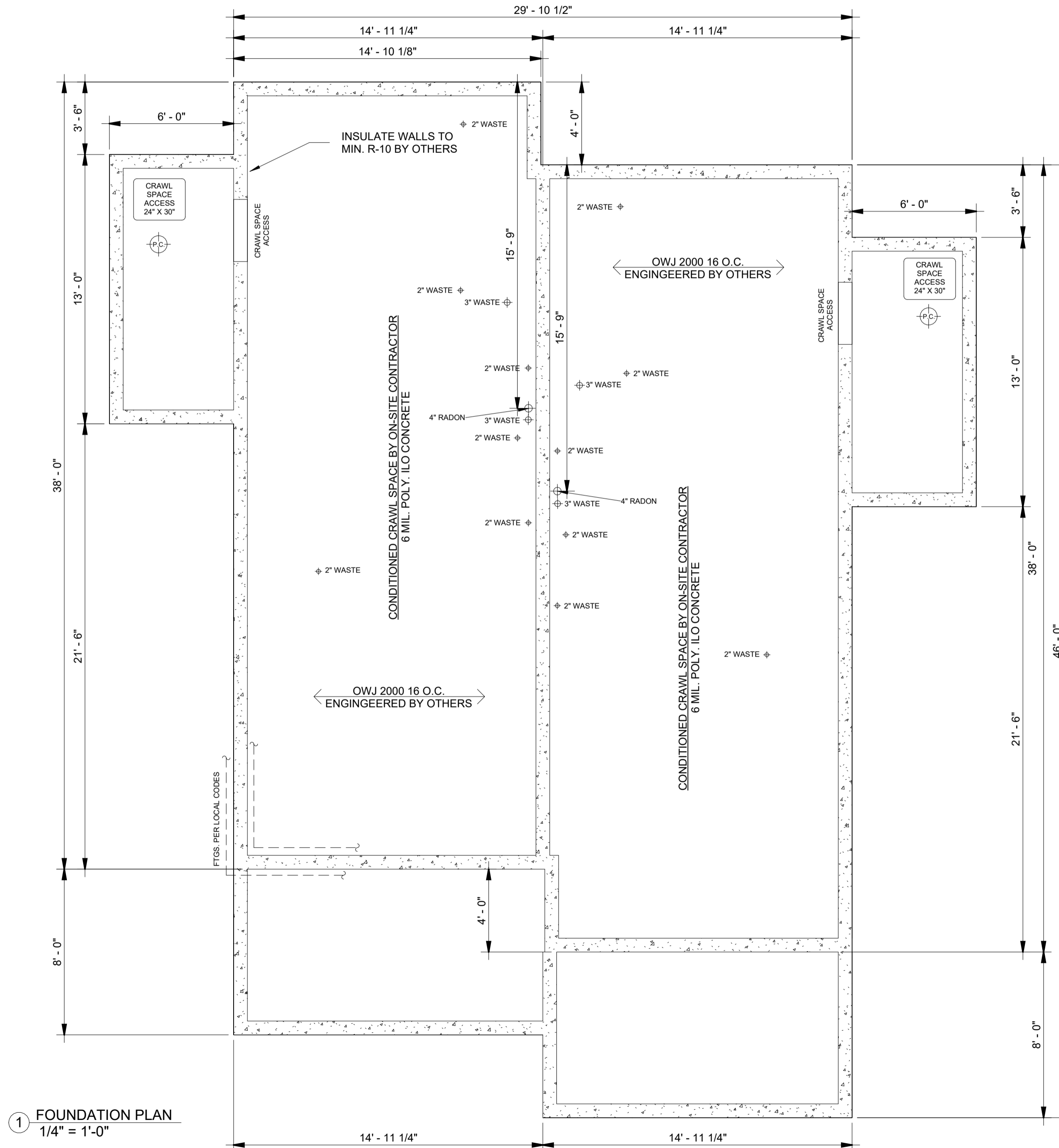
III. VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.

IV. THE BUILDER AGREES, AT THE OWNER'S REQUEST, TO LEAVE TWO BUCKETFULS OF DIRT/BACKFILL MATERIAL ON PROPERTY FOR THE OWNER'S USE IN MAINTAINING PROPER SLOPE AWAY FROM THE FOUNDATION ON THE BACKFILL AREA AROUND THE HOME.

V. PROPER SLOPE OF THE PERIMETER GRADE AROUND THE HOME FOUNDATION SHALL BE A MINIMUM OF ONE IN SIX +/- ONE FOOT HIGHER AT THE FOUNDATION THAN THE GRADE IS 6 FEET FROM THE FOUNDATION, FOR POSITIVE DRAINAGE.

VI. SETTLING WILL OCCUR DURING THE NEXT 5 TO 7 YEARS AS MOISTURE PENETRATES THE BACKFILL MATERIAL. MAINTENANCE IS NOT THE RESPONSIBILITY OF THE BUILDER.

VII. PERIMETER PLANTINGS SHOULD BE A MINIMUM OF 4 FEET AWAY FROM THE FOUNDATION. AN ALTERNATE TO GRASS IS A 4 FOOT WIDE PLASTIC WATER BARRIER ON THE SOIL AND LAPPED UP ONTO THE FOUNDATION WALL AND COVERED WITH LANDSCAPE ROCKS. LAWN SPRINKLER HEADS SHOULD NOT BE PLACED CLOSER THAN 6 FEET FROM THE FOUNDATION, AND SPRAY AWAY FROM THE FOUNDATION.



1 FOUNDATION PLAN
1/4" = 1'-0"



HERITAGE HOMES BUILDER	HERITAGE HOMES BUILDER
COLORADO BUILDING SYSTEMS	BUILDER LOCATION
GRAND JUNCTION, CO	DESIGNED FOR
EDGEWATER DUPLEX 3-BED MODEL	NEW HOME LOCATION
SILVERTON, CO	

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REVISE & RESEND TO BUILDER

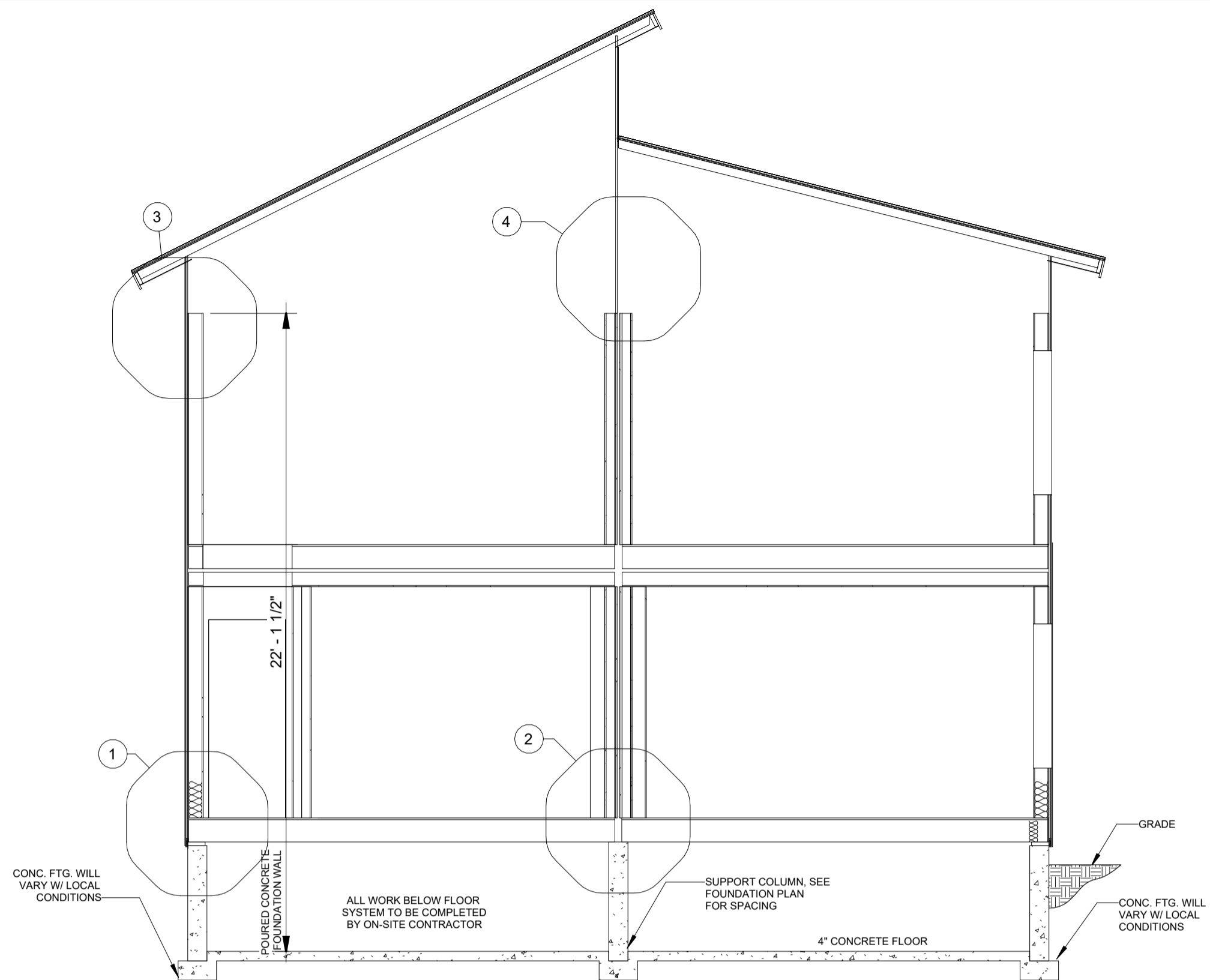
APPROVED AS FINAL BUILD PLAN

WE THE UNDERSIGNED RETURN THIS PLAN TO HERITAGE HOMES FOR THE EXPRESSED PURPOSE INDICATED AT THE IMMEDIATE LEFT. NOTE: INVALID IF MORE THAN ONE BOX IS CHECKED.

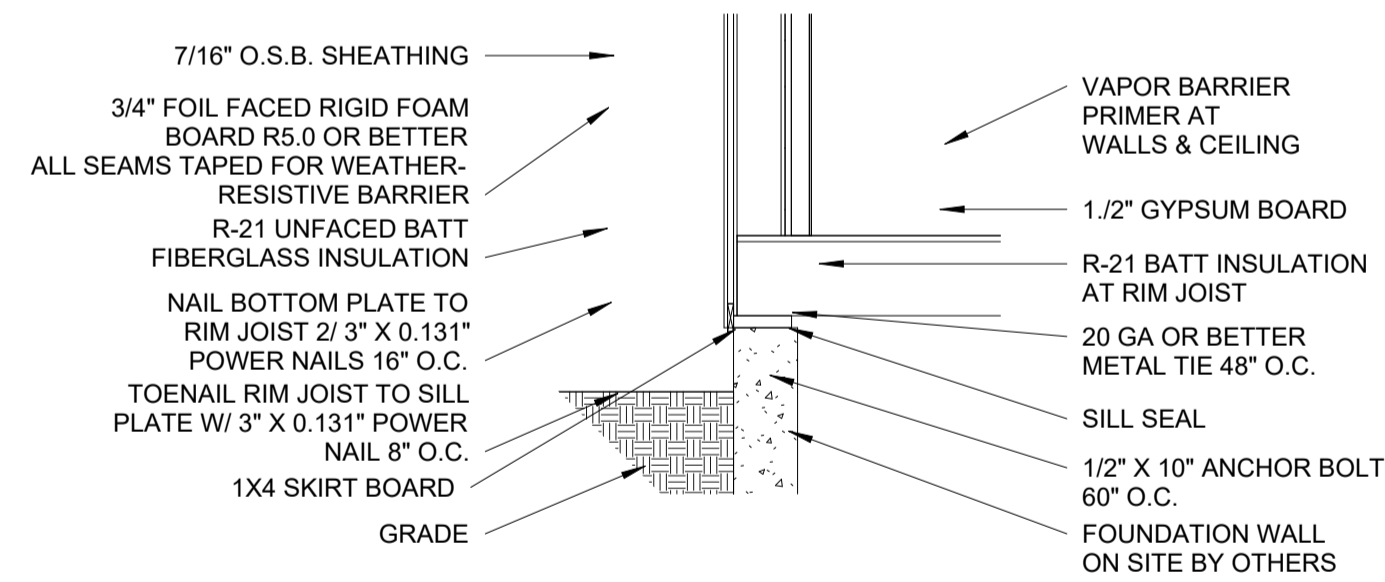
BUILDER SIGNATURE _____ DATE _____

CUSTOMER SIGNATURE _____ DATE _____

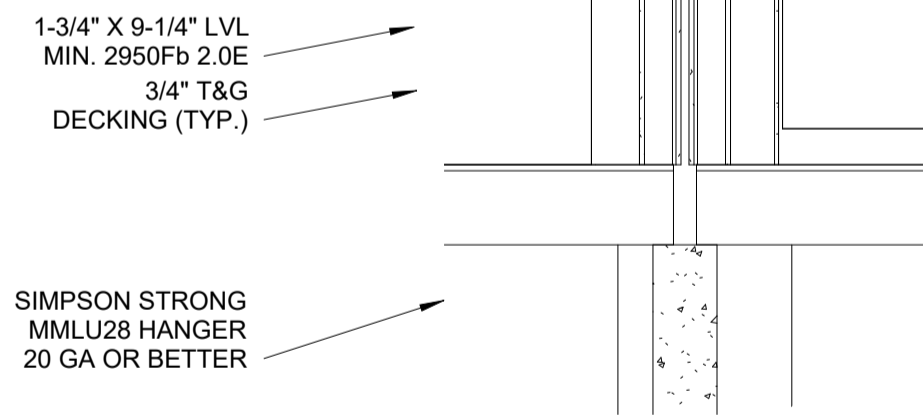
JOB NO.	7770-1
DATE REVISED	10/11/2022
SHEET NO.	S1.1



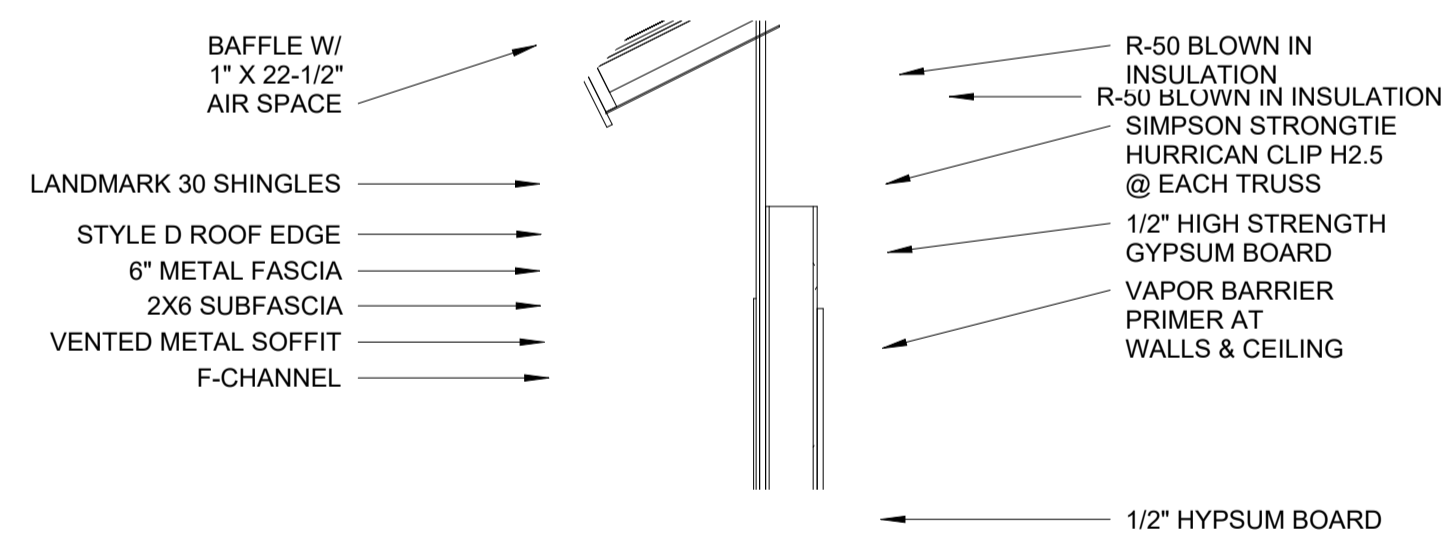
0 CROSS SECTION
1/4" = 1'-0"



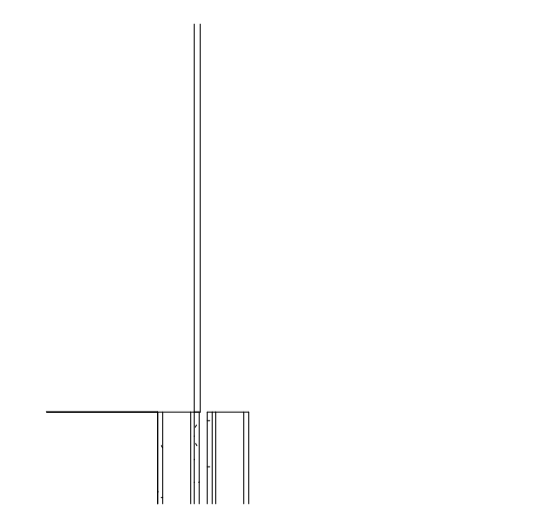
1 SILL DETAIL
1/2" = 1'-0"



2 - MATING WALL JOIST DETAIL
1/2" = 1'-0"



3 - TRUSS EAVE DETAIL
1/2" = 1'-0"



4 - RIDGE DETAIL
1/2" = 1'-0"

HERITAGE HOMES BUILDER	HERITAGE HOMES BUILDING SYSTEMS	BUILDER LOCATION	DESIGNED FOR	NEW HOME LOCATION
COLORADO BUILDING SYSTEMS	GRAND JUNCTION, CO	EDGEWATER DUPLEX 3-BED MODEL	SILVERTON, CO	

PLAN RETURN NOTICE & SIGNATURES
(CHECK ONE BOX ONLY)
 REVISE & RESEND TO BUILDER
 APPROVED AS FINAL BUILD PLAN

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BUILDER SIGNATURE _____ DATE _____
 CUSTOMER SIGNATURE _____ DATE _____

JOB NO.
7770-1

DATE REVISED
10/11/2022

SHEET NO.
S2.1

GENERAL NOTES

- THESE PLANS WERE DESIGNED TO CONFORM WITH THE INTERNATIONAL RESIDENTIAL CODE AND THE NATIONAL ELECTRIC CODE. DUE TO CONTINUOUS CHANGES IN BOTH LOCAL AND NATIONAL BUILDING CODES, ACCOMODATING ALL BUILDING RESTRICTIONS IS IMPOSSIBLE. THEREFORE, THESE PLANS ARE SUBJECT TO LOCAL REQUIREMENTS AND INTERPRETATIONS. IT BECOMES THE RESPONSIBILITY OF THE BUILDER TO MAKE CERTAIN THESE PLANS COMPLY TO LOCAL CODE REQUIREMENTS.
- EVERY EFFORT HAS BEEN MADE TO ELIMINATE ERRORS DURING THE PREPARATION OF THESE DRAWINGS. BECAUSE HERITAGE HOMES OF NEBRASKA, INC. CANNOT GUARANTEE AGAINST THE POSSIBILITY OF HUMAN ERROR. IT IS THE OBLIGATION OF THE BUILDER TO VERIFY THE ACCURACY OF ALL DETAILS, DIMENSIONS, AND BE PERSONALLY RESPONSIBLE FOR THEM.
- THE PLANS, DRAWINGS, SPECIFICATIONS, DESIGNS, AND ENGINEERING HAVE BEEN DEVELOPED BY HERITAGE HOMES OF NEBRASKA, INC. SOLELY FOR ITS USE IN PREPARING AND SUBMITTING CONSTRUCTION CONTRACTS. HERITAGE HOMES OF NEBRASKA, INC. MAKES NO WARRANTY OF ANY KIND, LIABILITY, OR RESPONSIBILITY WHATSOEVER FOR THE PROPERITY, EFFICACY, OR FITNESS OF SUCH WORK WHEN USED BY ANY OTHER PARTY FOR ANY OTHER PURPOSE, EXCEPT WHEN COVERED BY HERITAGE HOMES OF NEBRASKA, INC. WARRANTIES ACCOMPANYING ITS OWN CONTRACTS.

ELEVATION

- ALL PORCHES, DECKS AND GARAGES ARE THE RESPONSIBILITY OF AN ON-SITE CONTRACTOR.
- CONTINUOUS RIDGE AND SOFFIT VENTS ARE STANDARD.
- VENT PIPES AND FLUES ARE TO BE EXTENDED THROUGH DORMERS AND GARAGE ROOFS BY ON-SITE CONTRACTOR.
- ALL FINISHED GRADE LINES ON DRAWINGS ARE APPROXIMATE. FINAL GRADE MAY VARY.

FLOOR PLAN

- EXTERIOR DIMENSIONS ARE FROM SHEATHING TO SHEATHING.
- ANY DRYWALL WRAPPED MATING WALL OPENINGS ARE TO BE FINISHED BY AN ON-SITE CONTRACTOR.
- 5/8" TYPE-X DRYWALL ON GARAGE SIDE OF ANY ADJOINING WALL.
- GROUT FOR FLOOR TILE SUPPLIED BY HERITAGE HOMES OF NEBRASKA, INC., BUT APPLIED BY ON-SITE CONTRACTOR.

MECHANICAL/ELECTRICAL/PLUMBING

- SWITCH, OUTLET, MECHANICAL, AND OTHER UTILITY LOCATIONS ARE APPROXIMATE.
- IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY THE ON-SITE PLUMBER HAS PROPERLY CHECKED AND TIGHTENED FITTINGS ON SUPPLY LINES, AND CONNECTIONS OF WASTE LINE FITTINGS PRIOR TO TURNING ON WATER.
- INSTALL DRYER VENT MATERIAL ONSITE PER M1501.
- 1/2" SUPPLY DROPS PROVIDED AT EACH FIXTURE. MINIMUM 3/4" DISTRIBUTION LINE REQUIRED BY ON-SITE CONTRACTOR.
- ALL ELECTRICAL WORK IN BASEMENT DONE BY AN ON-SITE CONTRACTOR.
- GROUND FAULT AND ARC FAULT PROTECTION PER NATIONAL ELECTRICAL CODE.
- KITCHEN SMALL APPLIANCE CIRCUITS TO BE GFCI PROTECTED.
- EQUIPMENT AND APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SO THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN HAZARDOUS LOCATIONS AND PRIVATE GARAGES IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE.
- FURNACE, BOILERS, WATER HEATERS, AND DUCTING ALL DESIGNED, PROVIDED, AND INSTALLED ON-SITE BY OTHERS UNLESS NOTED OTHERWISE.
- ALL TUBS, TUBS/SHOWERS, AND SHOWERS ARE EQUIPPED WITH ANTI-SCALD 120 DEGREE MAX. MIXING VALVES.
- COMPLETION OF THERMAL ENVELOPE RESPONSIBILITY OF ON-SITE CONTRACTOR.

FOUNDATION

- THESE DRAWINGS ARE INTENDED TO PROVIDE OVERALL PLAN-VIEW DIMENSIONS ONLY. PIERS, FOOTINGS, FOUNDATION SIZES, AND DESIGNS ARE TO BE BASED ON SITE SOIL CONDITIONS. ALL PIERS, FOOTINGS, FOUNDATIONS, AND OTHER ON-SITE CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES.
- ALL WORK BELOW FLOOR SYSTEM TO BE DESIGNED AND COMPLETED BY AN ON-SITE CONTRACTOR.
- FOUNDATION WALLS INSULATED TO MIN. R-10, EXCEPT FOR A CRAWL SPACE, UNLESS NOTED OTHERWISE.
- INSULATE FLOOR SYSTEM TO R-30 WHEN ON A CRAWL SPACE UNLESS NOTED OTHERWISE.
- FOR CRAWL SPACE FOUNDATIONS, INSTALL FOUNDATION VENTS TO PROVIDE VENTING PER INTERNATIONAL RESIDENTIAL CODE.
- IN BASEMENT GARAGES, 5/8" TYPE-X DRYWALL IS REQUIRED ON WALLS AND CEILINGS WITH MINIMUM R-19 INSULATION IN CEILING UNLESS NOTED OTHERWISE.
- IN BASEMENT GARAGES, STEEL BEAMS MUST BE PROTECTED BY MINIMUM 1/2" DRYWALL.

SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	
LIGHTS			FANS			
	STANDARD LIGHT CFL LAMPS		CEILING FAN W/ LIGHT (2 SWITCHES PROVIDED) CFL LAMPS		110V OUTLET	
	PULL-CHAIN LIGHT CFL LAMPS		CEILING FAN W/O LIGHT (1 SWITCH PROVIDED)		110V GFCI PROTECTED OUTLET	
	6" LED SURFACE MOUNT LIGHT		BATHFAN W/ LIGHT MIN. 50 CFM - CFL LAMP		110V WEATHER PROOF GFCI OUTLET	
	4" LED SURFACE MOUNT LIGHT		EXHAUST FAN MIN. 50 CFM		110V SWITCHED OUTLET	
	6" EYEBALL RECESSED LIGHT LED LAMPS		ROUGH-IN ONLY CEILING FAN (2 SWITCHES PROVIDED)		110V 4-PLEX OUTLET	
	6" RECESSED LIGHT LED LAMPS	SWITCHES				110V FLOOR OUTLET
	4" RECESSED LIGHT LED LAMPS		SINGLE SWITCH		220V OUTLET	
	PENDANT LIGHT CFL LAMPS	H.V.A.C.			MISC.	
	CANISTER LIGHT		SINGLE RETURN AIR VENT		SMOKE/CO DETECTOR	
	KITCHEN/DINING ROOM CHANDELIER - CFL LAMPS		DOUBLE RETURN AIR VENT		SMOKE DETECTOR	
	STAIR CHANDELIER CFL LAMPS		TOE KICK REGISTER		THERMOSTAT	
	CANTILEVER CHANDELIER CFL LAMPS		4X10 FLOOR REGISTER		DOOR BELL CHIME	
	LED UNDER CABINET LIGHT		2X12 FLOOR REGISTER		ICE MAKER BOX	
	4" TRACK LIGHTING CFL LAMPS		WALL STACK		CAPPED HALF-WALL	
	SCONCE LIGHT CFL LAMPS					INSULATED WALL
	FLOOD LIGHT					TOWEL BAR
	ROUGH-IN ONLY LIGHT					RECESSED MEDICINE CABINET
T.V. & PHONE OUTLETS						
	PULL WIRE					WINDOW WHICH MEETS EGRESS REQUIREMENTS
	TV WIRE					SAFETY GLASS
	PHONE WIRE					OPENING CONTROL DEVICE
	TV/PHONE WIRE					BRACED WALL PANEL (WSP) 48" TYP. UNO
	SPEAKER WIRE					BRACED WALL PANEL (GB) 96" TYP. UNO

BUILDING CODES

WOOD FRAME - UNPROTECTED
USE GROUP - SINGLE FAMILY
MIN. FIRE SEPARATION ≤ 5FT

8 CCR 1302-14 ADMIN. RULES	
2018 IRC	2015 IRC
2018 IMC	2015 IMC
2018 IPC	2015 IPC
2020 NEC	2017 NEC
2015 IECC	2015 IECC

COLORADO BOULDER COUNTY

SQ. FOOTAGE

1ST FLOOR	992	SQ. FT.
2ND FLOOR	896	SQ. FT.
CRAWLSPACE	896	SQ. FT.
TOTAL	2784	SQ. FT.
GARAGE	NA	SQ. FT.

DESIGN LOADS

ROOF LIVE LOAD (Pg)	110	PSF
FLOOR LIVE LOAD	40.0	PSF
WIND LOAD (VELT)	115.0	MPH
EXPOSURE	C	
SEISMIC	C	

FRAMINGS SPECS.

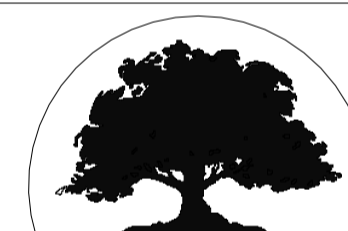
1ST FLOOR WALLS	2X6
2ND FLOOR WALLS	2X6
FOUNDATION WALLS	8"
1ST FLOOR HEIGHT	8'-0 1/4"
2ND FLOOR HEIGHT	8'-0 1/4"
FOUNDATION HEIGHT	4'

INDEX

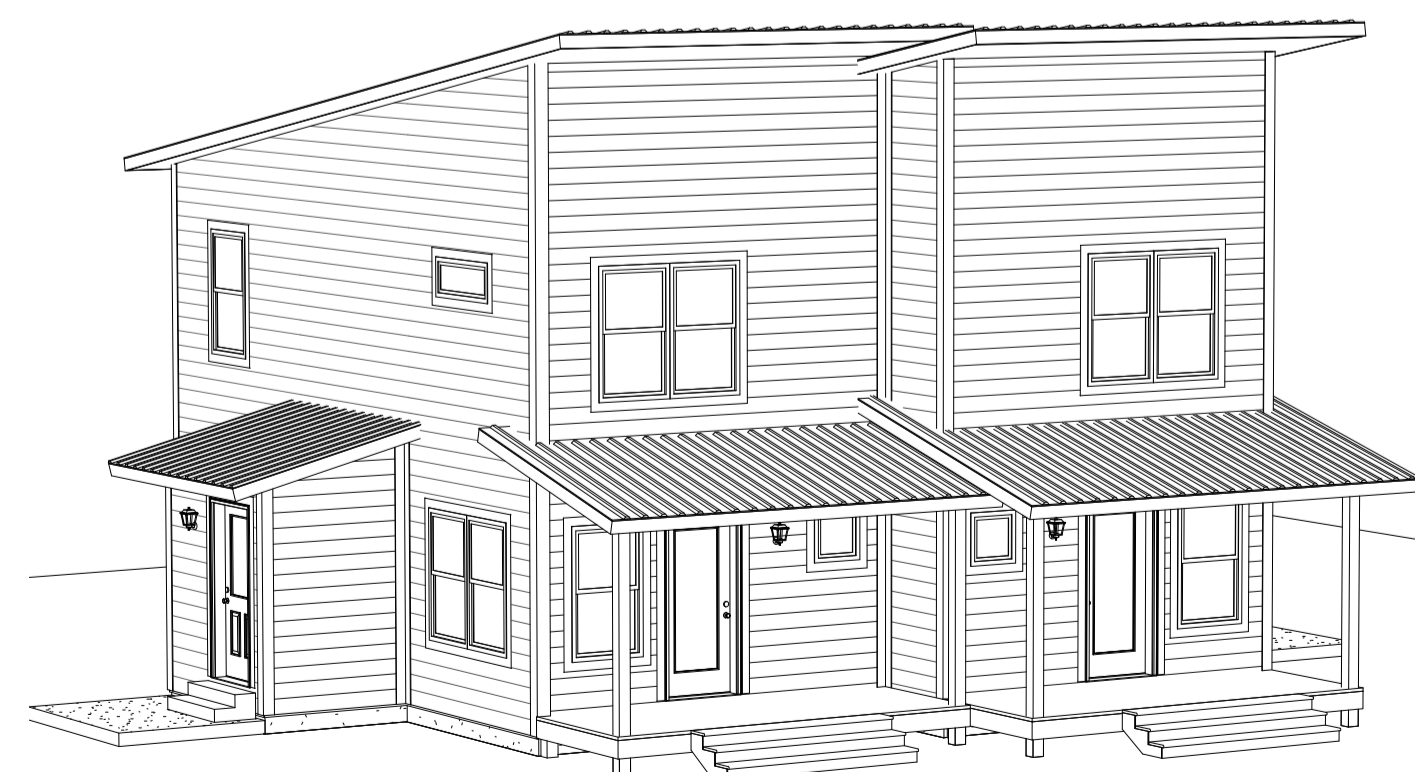
GENERAL	
A0.1	COVER SHEET
A0.2	SCHEDULES & DIAGRAMS
ARCHITECTURAL	
A1.1	EXTERIOR ELEVATION
A2.1	1ST FLOOR PLAN
A2.2	2ND FLOOR PLAN
A3.1	UNIT 1 DETAILS
A3.2	UNIT 2 DETAILS
STRUCTURAL	
S1.1	FOUNDATION PLAN
S2.1	CROSS SECTION

JOB STATUS

	DATE	DWN BY
PA	8/29/2022	JE
A		
CO1		
CO2		
CO3		
CO4		
CO5		
CO6		
CO7		



HERITAGE HOMES
OF NEBRASKA, INC.



HERITAGE HOMES BUILDER
COLORADO BUILDING SYSTEMS
EVERGREEN, CO
EDgewater DUPLEX 2 BEDROOM MODEL
SILVERTON, CO

PLAN RETURN NOTICE & SIGNATURES
(CHECK ONE BOX ONLY)
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 APPROVED AS FINAL BUILD PLAN

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DATE

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7771-1

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8/29/2022

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WINDOW SCHEDULE

#	QUANTITY	MNFR.	MNFR. #	R.O.	SWING	EGRESS	S.G.	O.C.D.	U-VALUE	S.H.G.C.	LIGHT	VENT	TYPE	HEADER	KING/JACK	DESIGN PRESSURE	NOTES
1	2	GERKIN	SH3036	30" X 36"		No	No	No	0.30	.22	4.9000	2.25	SINGLE HUNG	(3) SPF #2 2X6	(1) (1)	60 PSF	
2	2	GERKIN	TSH7260	72" X 60"		Yes	No	No	0.30	.22	22.4000	11.44	TWIN SINGLE HUNG	(3) SPF #2 2X6	(1) (1)	60 PSF	
3	2	GERKIN	SH3660	36" X 60"		Yes	Yes	No	0.30	.22	11.2000	5.72	SINGLE HUNG	(3) SPF #2 2X6	(1) (1)	60 PSF	
4	2	GERKIN	T2424	24" X 24"		No	Yes	No	0.25	0.18	2.3900	0	TRANSOM	(3) SPF #2 2X6	(1) (1)	60 PSF	
5	4	GERKIN	T4818	48" X 18"		No	No	No	0.25	0.18	3.7100	0	TRANSOM	(3) SPF #2 2X6	(1) (1)	60 PSF	
6	2	GERKIN	SH3660	36" X 60"		Yes	No	Yes	0.30	.22	11.2000	5.72	SINGLE HUNG	(3) SPF #2 2X6	(1) (1)	60 PSF	
7	2	GERKIN	TSH7260	72" X 60"		Yes	No	Yes	0.30	.22	22.4000	11.44	TWIN SINGLE HUNG	(3) SPF #2 2X6	(1) (1)	60 PSF	

EXTERIOR DOOR SCHEDULE

#	MNFR.	MNFR. #	R.O.	DOOR SWING	# OF DOORS	DOOR WIDTH	DOOR HEIGHT	JAMB WIDTH	DEADBOLT	HARDWARE STYLE	HARDWARE TYPE	HARDWARE FINISH	U-VALUE	SHGC	DOOR TYPE	GLAZING SQFT./TYPE	HEADER	KING/JACK	DESIGN PRESSURE	NOTES
ED1	THERMA TRU	S118-LE	38.5" X 82"	LEFT	1	3' - 0"	6' - 8"	7 3/8"	Yes	HANCOCK	ENTRY	BRUSHED NICKEL	0.29	0.16	ENTRY	9.78	(3) SPF #2 2X6	(1)(1)	65 PSF	CLAD JAMB
ED2	THERMA TRU	S118-LE	38.5" X 82"	RIGHT	1	3' - 0"	6' - 8"	7 3/8"	Yes	HANCOCK	ENTRY	BRUSHED NICKEL	0.29	0.16	ENTRY	9.78	(3) SPF #2 2X6	(1)(1)	65 PSF	CLAD JAMB
ED3	THERMA TRU	S206	38.5" X 82"	RIGHT	1	3' - 0"	6' - 8"	0"	Yes	HANCOCK	ENTRY	BRUSHED NICKEL	0.22	0.09	ENTRY	5.5	(3) SPF #2 2X6	(1)(1)	65 PSF	O.S.B.O. CLAD JAMB
ED4	THERMA TRU	S206	38.5" X 82"	LEFT	1	3' - 0"	6' - 8"	0"	Yes	HANCOCK	ENTRY	BRUSHED NICKEL	0.22	0.09	ENTRY	5.5	(3) SPF #2 2X6	(1)(1)	65 PSF	O.S.B.O. CLAD JAMB

INTERIOR DOOR SCHEDULE

#	MNFR	MNFR#	R.O.	DOOR SWING	# OF DOORS	DOOR WIDTH	DOOR HEIGHT	JAMB WIDTH	HARDWARE STYLE	HARDWARE TYPE	HARDWARE FINISH	NOTES
ID1	BAYER BUILT	OAK FLUSH	38" X 82.5"	RIGHT	1	3' - 0"	6' - 8"	6 1/2"	HANCOCK	PASSAGE	BRUSHED NICKEL	
ID2	BAYER BUILT	OAK FLUSH	30" X 82.5"	POCKET	2	2' - 4"	6' - 8"	4 9/16"	POCKET	PRIVACY	BRUSHED NICKEL	
ID3	BAYER BUILT	OAK FLUSH	38" X 82.5"	LEFT	1	3' - 0"	6' - 8"	4 9/16"	HANCOCK	PASSAGE	BRUSHED NICKEL	
ID4	BAYER BUILT	OAK FLUSH	32" X 82.5"	RIGHT	2	2' - 6"	6' - 8"	4 9/16"	HANCOCK	PASSAGE	BRUSHED NICKEL	
ID5	BAYER BUILT	OAK FLUSH	20" X 82.5"	LEFT	1	1' - 6"	6' - 8"	4 9/16"	HANCOCK	PASSAGE	BRUSHED NICKEL	
ID6	BAYER BUILT	OAK FLUSH	32" X 82.5"	RIGHT	1	2' - 6"	6' - 8"	6 9/16"	HANCOCK	PRIVACY	BRUSHED NICKEL	
ID7	BAYER BUILT	OAK FLUSH	32" X 82.5"	LEFT	2	2' - 6"	6' - 8"	4 9/16"	HANCOCK	PASSAGE	BRUSHED NICKEL	
ID8	BAYER BUILT	OAK FLUSH	74" X 82.5"	BI-PASS	8	3' - 0"	6' - 8"	4 9/16"		BI-PASS FINGER PULL	BRUSHED NICKEL	
ID9	BAYER BUILT	OAK FLUSH	26" X 82.5"	LEFT	1	2' - 0"	5' - 10"	4 9/16"	HANCOCK	PASSAGE	BRUSHED NICKEL	CUSTOM HEADER HEIGHT
ID10	BAYER BUILT	OAK FLUSH	38" X 82.5"	LEFT	1	3' - 0"	6' - 8"	6 1/2"	HANCOCK	PASSAGE	BRUSHED NICKEL	
ID11	BAYER BUILT	OAK FLUSH	38" X 82.5"	RIGHT	1	3' - 0"	6' - 8"	4 9/16"	HANCOCK	PASSAGE	BRUSHED NICKEL	
ID12	BAYER BUILT	OAK FLUSH	20" X 82.5"	RIGHT	1	1' - 6"	6' - 8"	4 9/16"	HANCOCK	PASSAGE	BRUSHED NICKEL	
ID13	BAYER BUILT	OAK FLUSH	32" X 82.5"	LEFT	1	2' - 6"	6' - 8"	6 9/16"	HANCOCK	PRIVACY	BRUSHED NICKEL	
ID14	BAYER BUILT	OAK FLUSH	26" X 82.5"	RIGHT	1	2' - 0"	5' - 10"	4 9/16"	HANCOCK	PASSAGE	BRUSHED NICKEL	CUSTOM HEADER HEIGHT
ID15	BAYER BUILT	OAK FLUSH	50" X 82.5"	BI-PASS	4	2' - 0"	6' - 8"	4 9/16"		BI-PASS FINGER PULL	BRUSHED NICKEL	O.S.B.O.

HERITAGE HOMES BUILDER

COLORADO BUILDING SYSTEMS

BUILDER LOCATION

EVERGREEN, CO

DESIGNED FOR

EDGEWATER DUPLEX 2 BEDROOM MODEL

NEW HOME LOCATION

SILVERTON, CO

PLAN RETURN NOTICE & SIGNATURES
(CHECK ONE BOX ONLY)

REVISE & RESEND TO BUILDER
 APPROVED AS FINAL BUILD PLAN

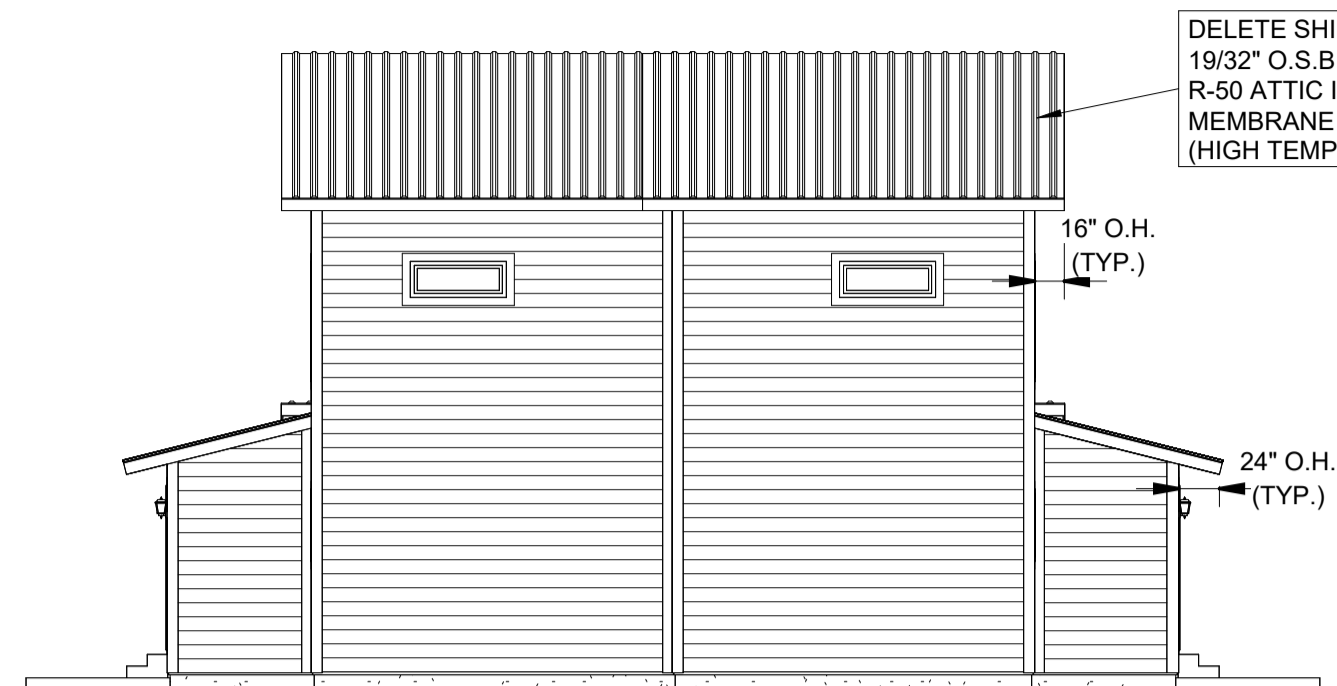
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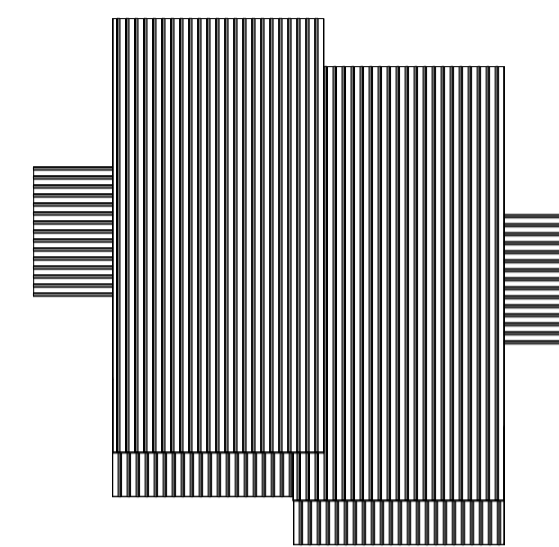
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SHEET NO.
A0.2

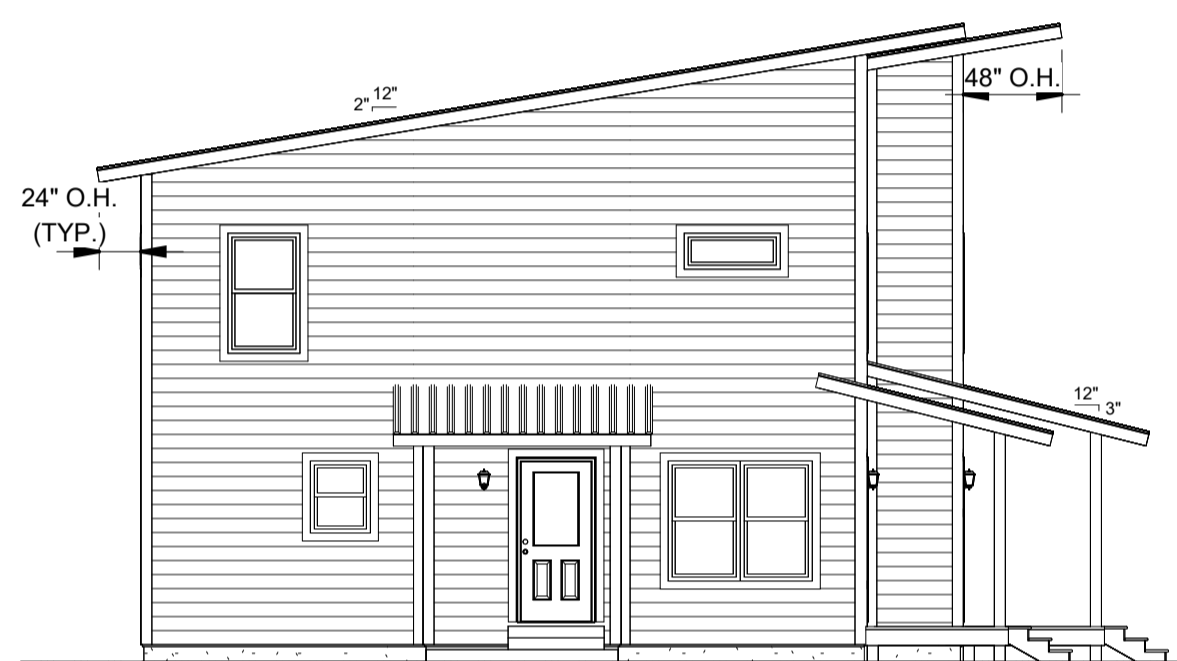


④ REAR ELEVATION
1/8" = 1'-0"

DELETE SHINGLES FOR ON-SITE METAL ROOF
19/32" O.S.B. SHEATHING
R-50 ATTIC INSULATION
MEMBRANE ROOFING UNDERLAYMENT
(HIGH TEMP ICE & WATER SHIELD ENTIRE ROOF)



⑤ ROOF OVERVIEW
1/16" = 1'-0"



② LEFT ELEVATION
1/8" = 1'-0"



③ RIGHT ELEVATION
1/8" = 1'-0"



① FRONT ELEVATION
1/4" = 1'-0"

LP SMARTSIDE SIDING
3/4" FOAM INSULATION
VINYL WINDOWS W/1X4 WINDOW TRIM

HERITAGE HOMES BUILDER
COLORADO BUILDING SYSTEMS
EVERGREEN, CO
EDgewater DUPLEX 2 BEDROOM MODEL
SILVERTON, CO

BUILDER LOCATION
DESIGNED FOR
NEW HOME LOCATION

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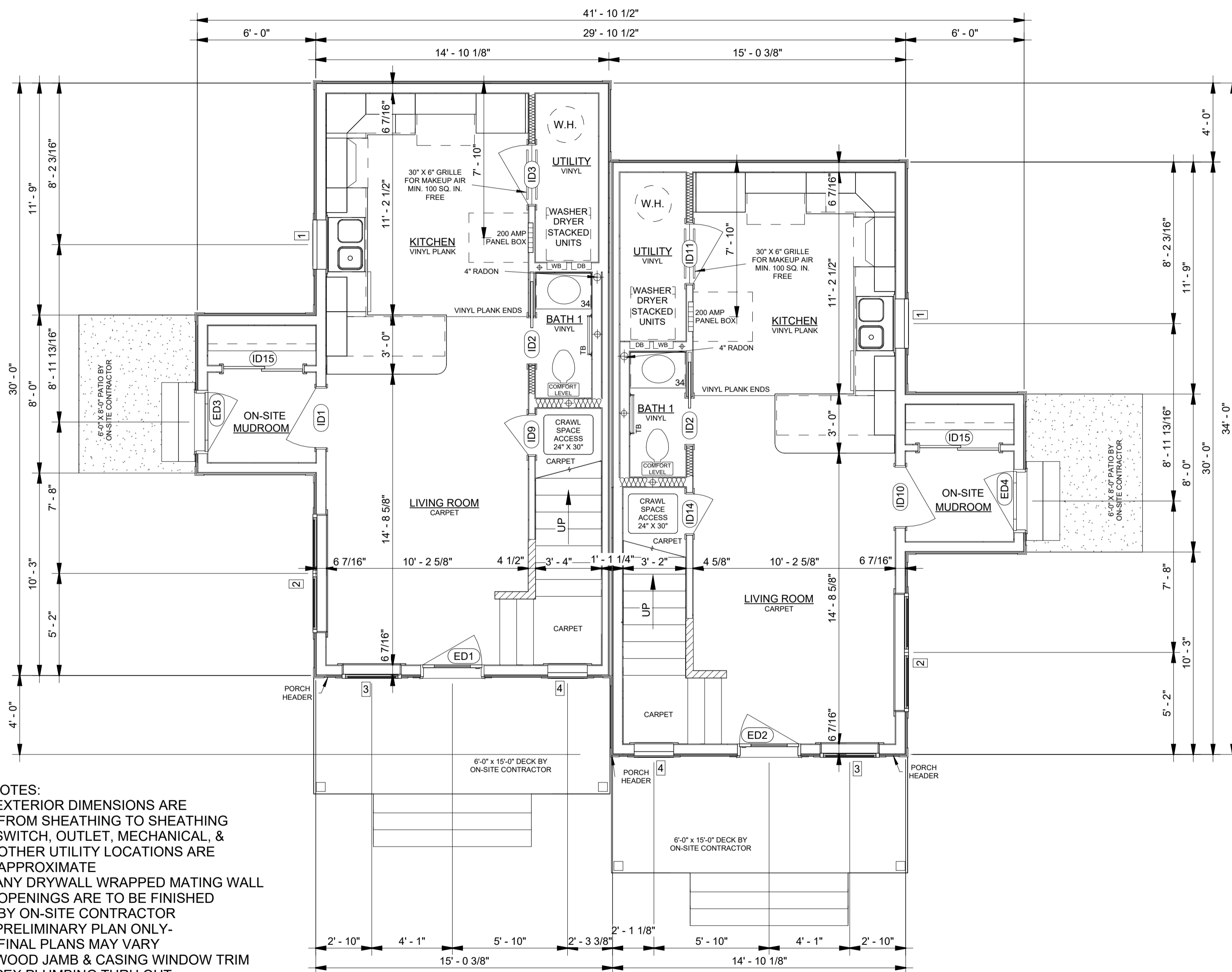
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- NOTES:**
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 - SWITCH, OUTLET, MECHANICAL, & OTHER UTILITY LOCATIONS ARE APPROXIMATE
 - ANY DRYWALL WRAPPED MATING WALL OPENINGS ARE TO BE FINISHED BY ON-SITE CONTRACTOR
 - PRELIMINARY PLAN ONLY- FINAL PLANS MAY VARY
 - WOOD JAMB & CASING WINDOW TRIM
 - PEX PLUMBING THRU OUT
 - 12 GAUGE WIRE THRU OUT
 - DELETE BOOTS AND REGISTERS FOR COVE HEAT

① 1ST FLOOR
1/4" = 1'-0"

HERITAGE HOMES BUILDER
 COLORADO BUILDING SYSTEMS
 EVERGREEN, CO
 EDgewater DUPLEX 2 BEDROOM MODEL
 SILVERTON, CO

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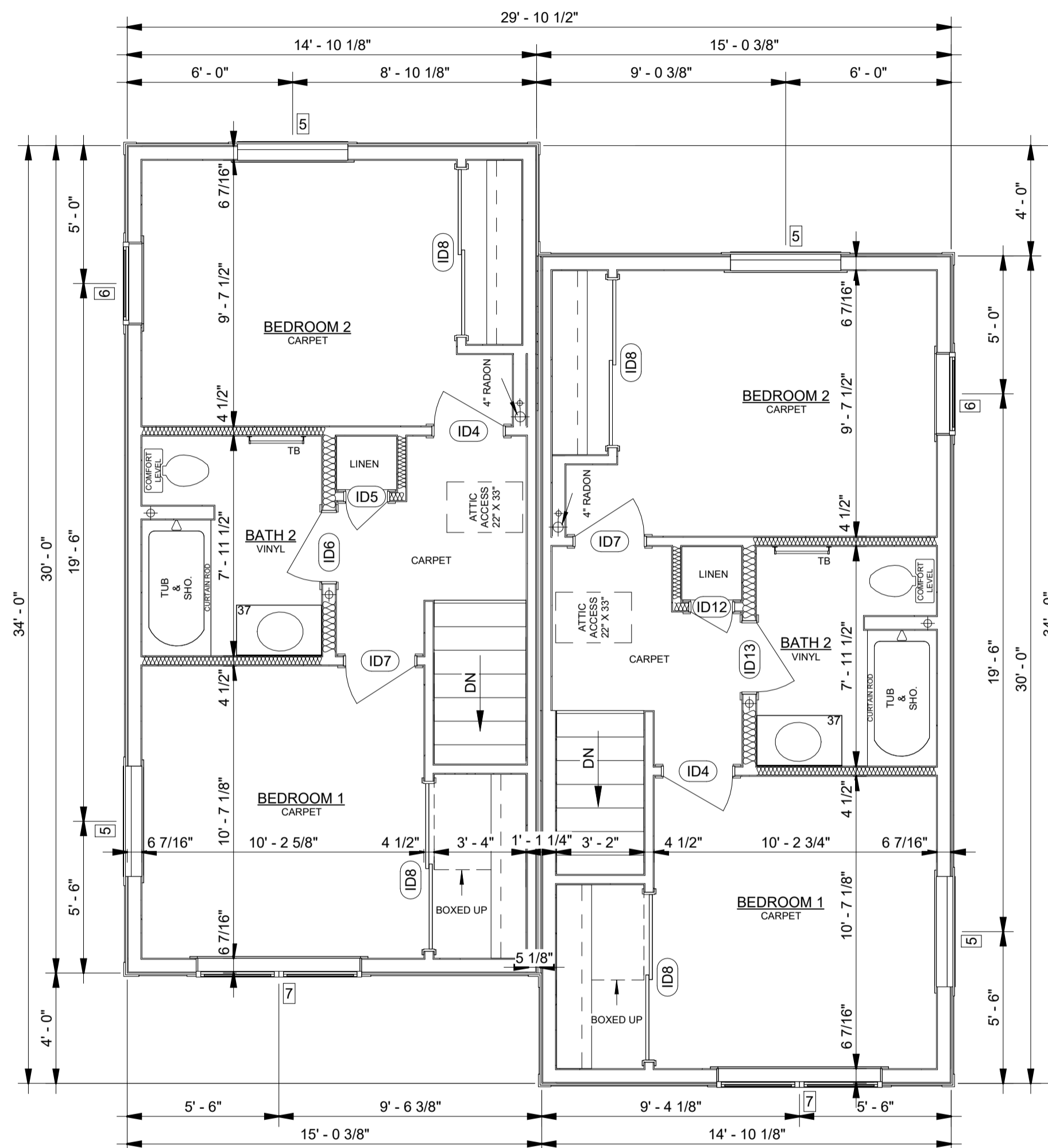
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DATE REVISED
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SHEET NO.
A2.1



① 2ND FLOOR
1/4" = 1'-0"

- NOTES:**
- EXTERIOR DIMENSIONS ARE FROM SHEATHING TO SHEATHING
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HERITAGE HOMES BUILDER
COLORADO BUILDING SYSTEMS
EVERGREEN, CO
EDGEWATER DUPLEX 2 BEDROOM MODEL
SILVERTON, CO

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REVISE & RESEND TO BUILDER

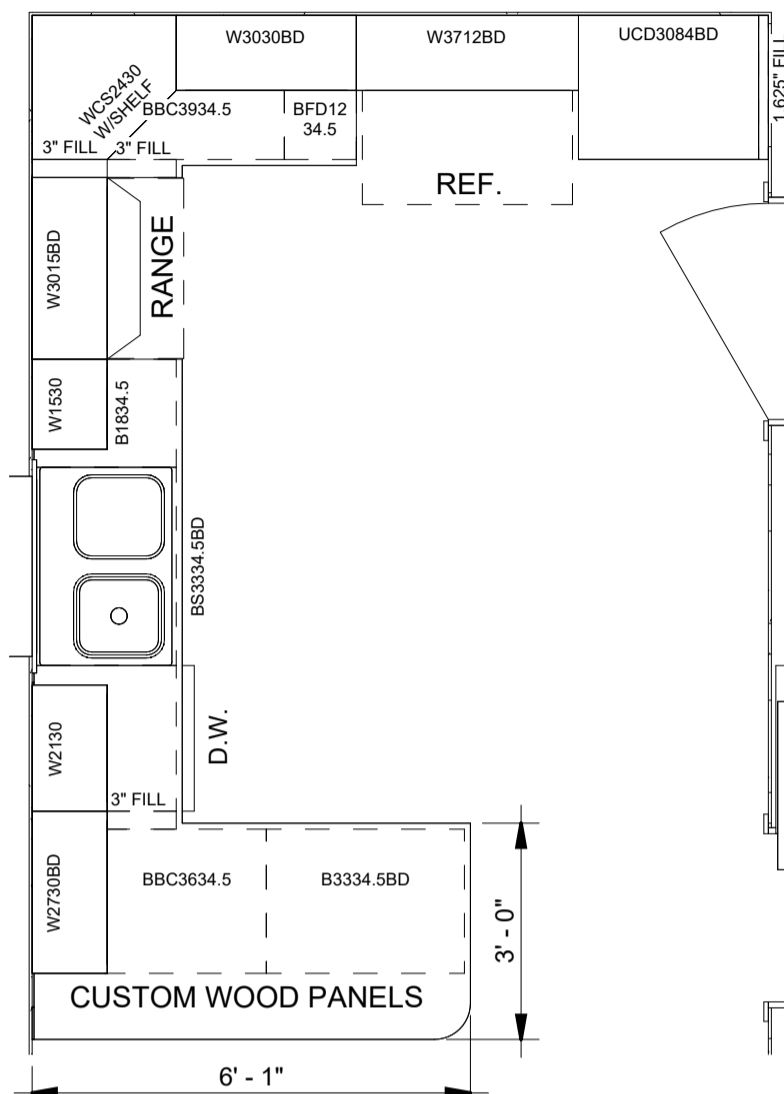
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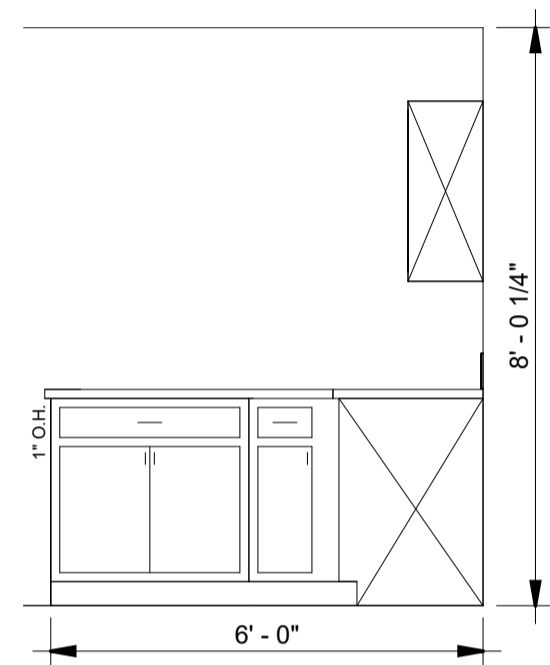
CUSTOMER SIGNATURE _____ DATE _____

JOB NO. 7771-1
DATE REVISED 8/29/2022
SHEET NO. A2.2

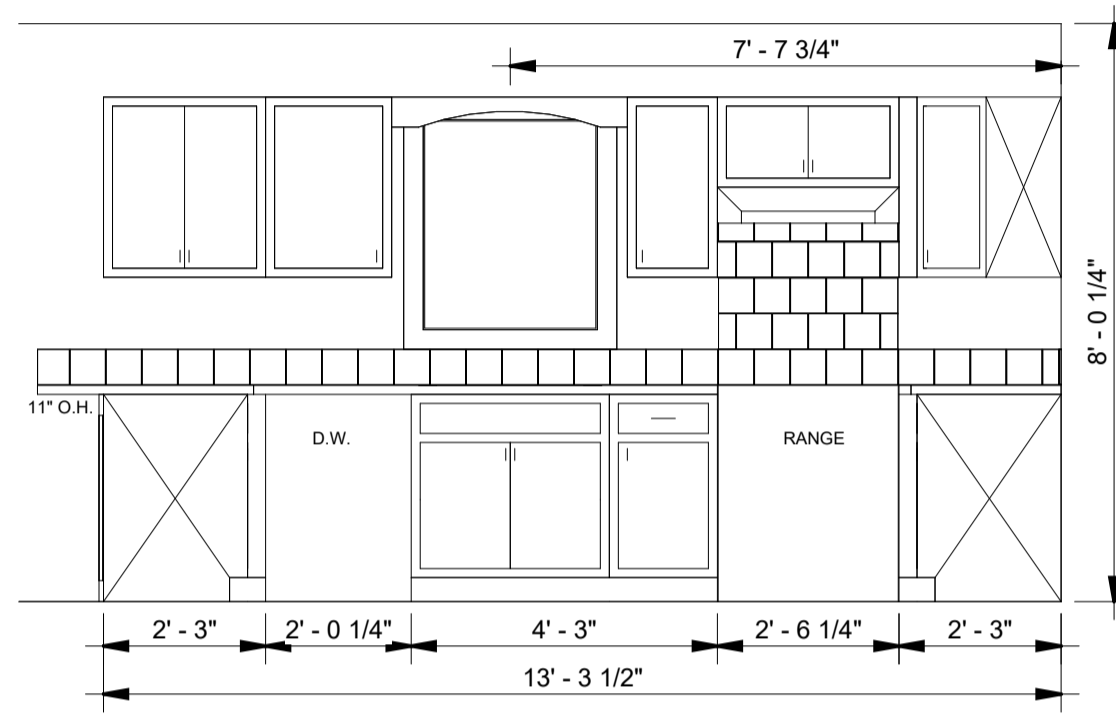


1 KITCHEN 1 OVERVIEW
3/8" = 1'-0"

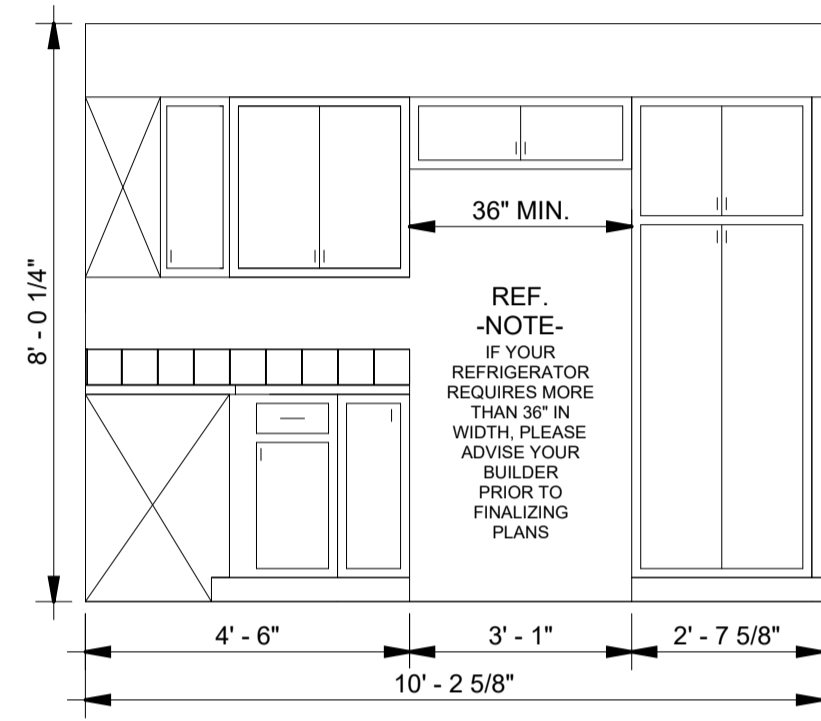
KITCHEN NOTES:
 -3/4" SLAB CABINET DRAWER FRONTS
 -CRP10 CABINET DOORS
 -RED OAK KITCHEN CABINETS
 -LAMINATE COUNTER TOP
 -CERAMIC TILE BACKSPLASH



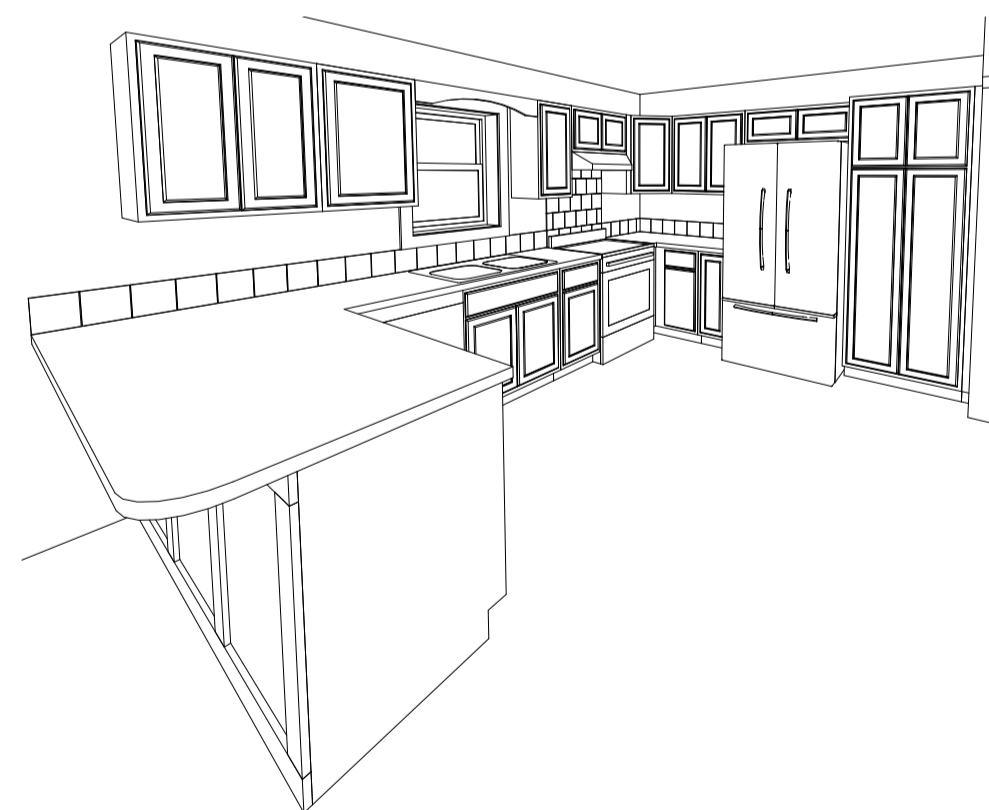
A KITCHEN 1 DETAIL A
3/8" = 1'-0"



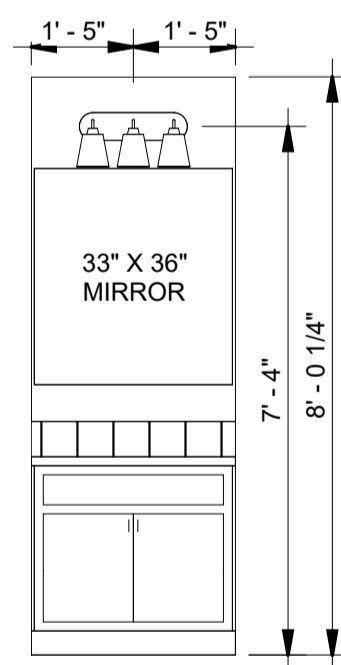
B KITCHEN 1 DETAIL B
3/8" = 1'-0"



C KITCHEN 1 DETAIL C
3/8" = 1'-0"

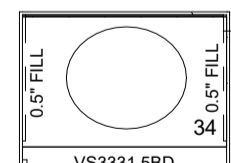


5 KITCHEN 1 3D VIEW

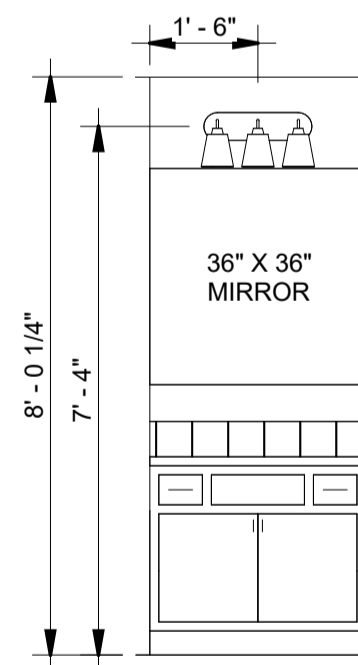


6 BATH 1A
3/8" = 1'-0"

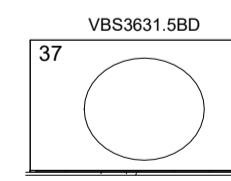
BATHROOM NOTES:
 -CERAMIC TILE BACKSPLASH
 -LAMINATE TOPS W/DROP-IN SINKS
 -CRP10 CABINET DOORS
 -3/4" SLAB CABINET DRAWER FRONTS
 -RED OAK VANITIES



7 BATH 1A OVERVIEW
3/8" = 1'-0"



8 BATH 2A
3/8" = 1'-0"



9 BATH 2A OVERVIEW
3/8" = 1'-0"

HERITAGE HOMES BUILDER

COLORADO BUILDING SYSTEMS

BUILDER LOCATION

EVERGREEN, CO

DESIGNED FOR

EDGEWATER DUPLEX 2 BEDROOM MODEL

NEW HOME LOCATION

SILVERTON, CO

PLAN RETURN NOTICE & SIGNATURES
(CHECK ONE BOX ONLY)

REVISE & RESEND TO BUILDER

APPROVED AS FINAL BUILD PLAN

WE THE UNDERSIGNED RETURN THIS PLAN TO HERITAGE HOMES FOR THE EXPRESSED PURPOSE INDICATED AT THE IMMEDIATE LEFT. NO FE: INVALID IF MORE THAN ONE BOX IS CHECKED.

BUILDER SIGNATURE _____ DATE _____

CUSTOMER SIGNATURE _____ DATE _____

JOB NO.

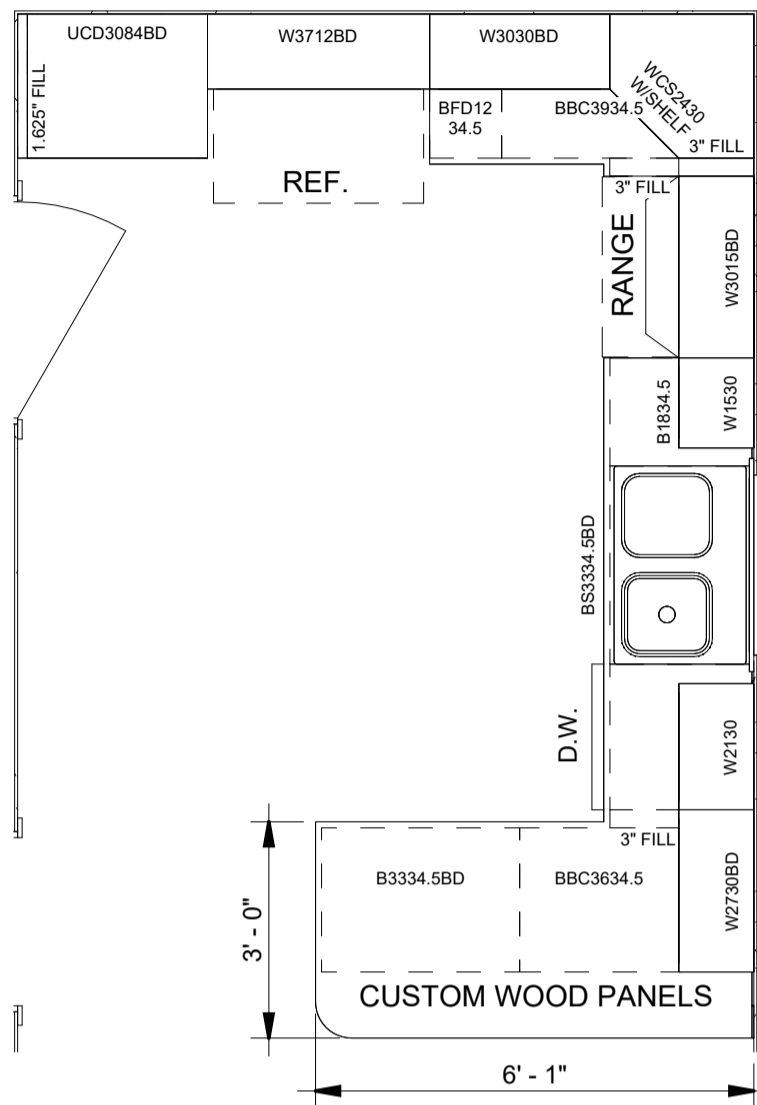
7771-1

DATE REVISED

8/29/2022

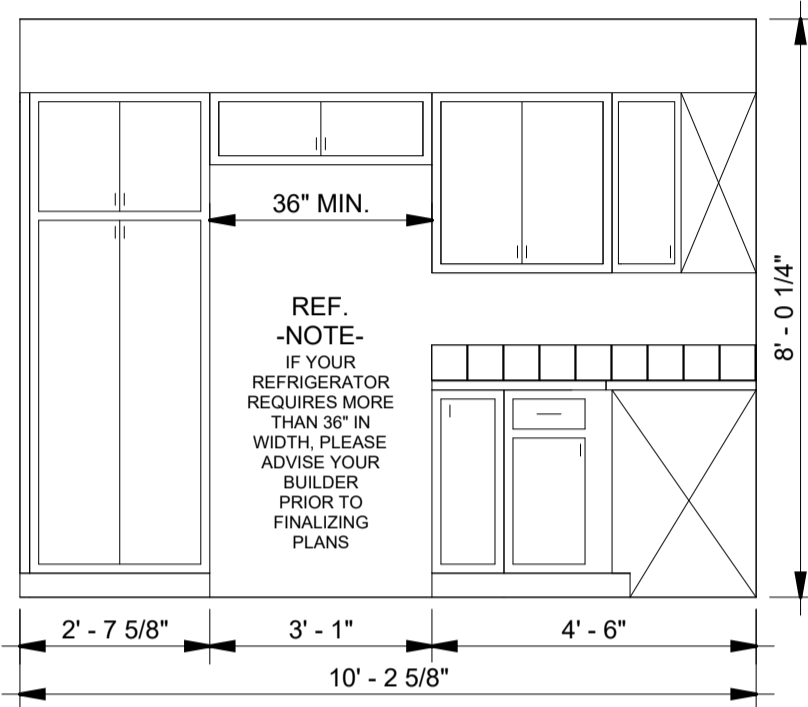
SHEET NO.

A3.1

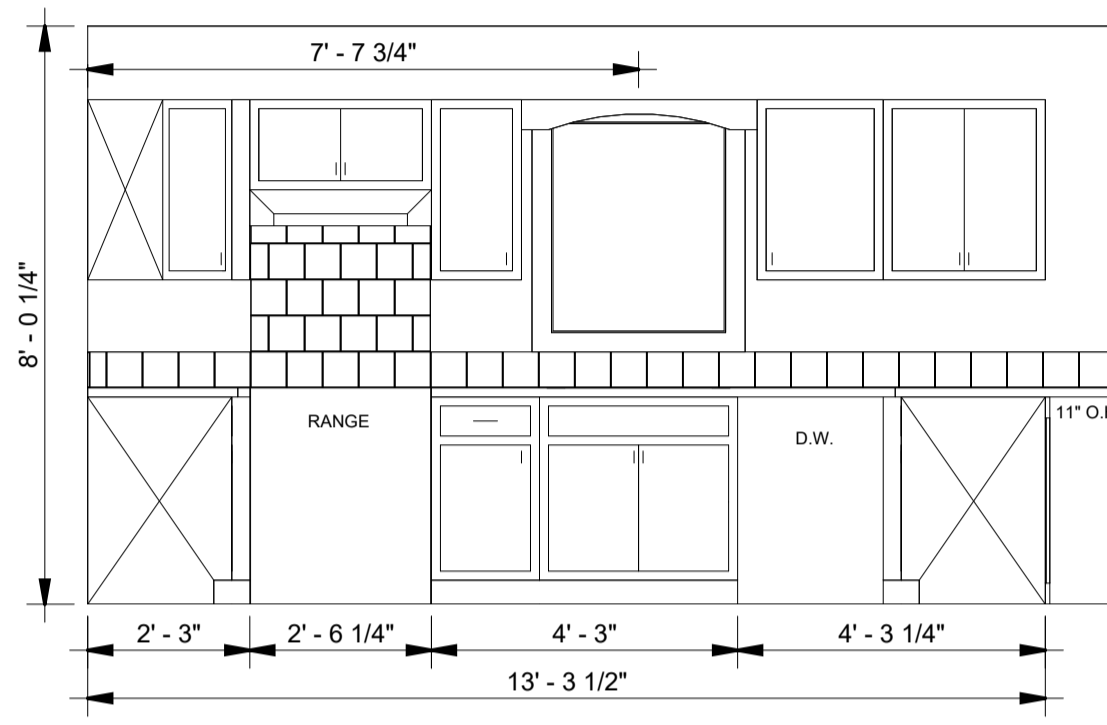


1 KITCHEN 2 OVERVIEW
3/8" = 1'-0"

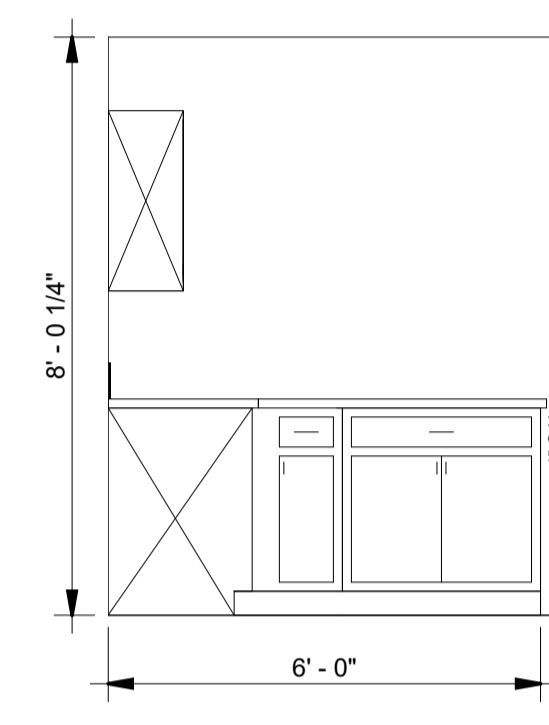
KITCHEN NOTES:
 -3/4" SLAB CABINET DRAWER FRONTS
 -CRP10 CABINET DOORS
 -RED OAK KITCHEN CABINETS
 -LAMINATE COUNTER TOP
 -CERAMIC TILE BACKSPASH



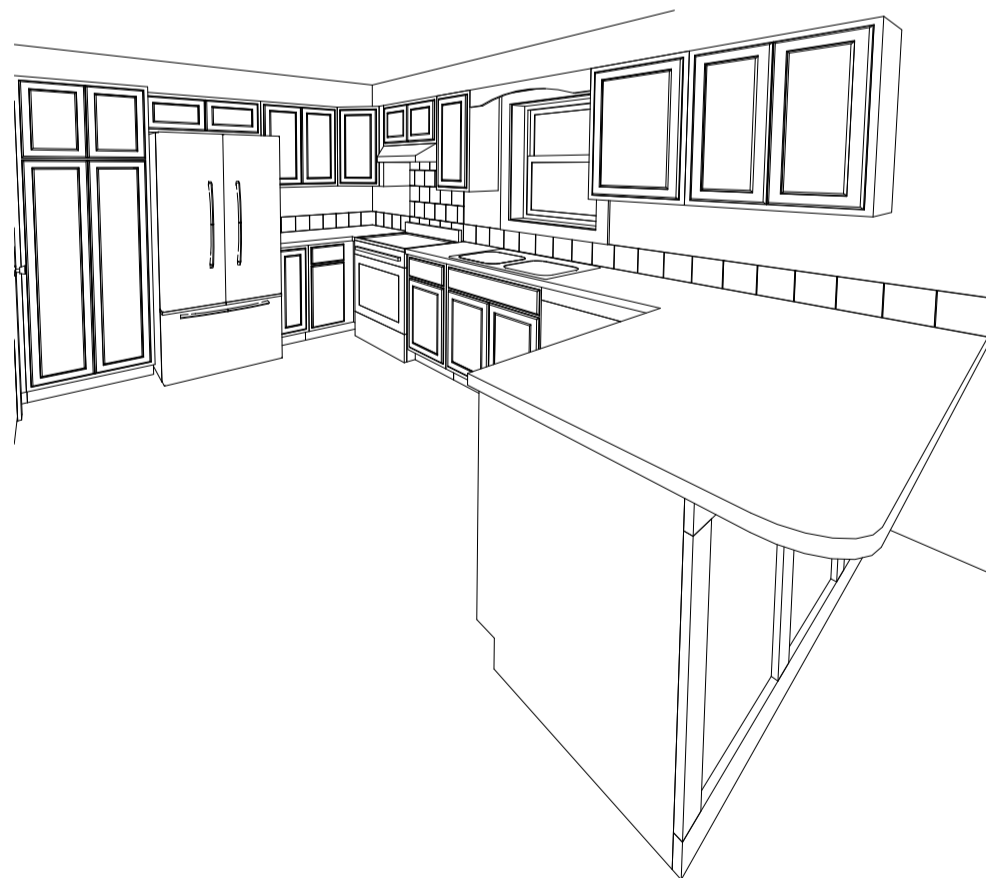
A KITCHEN 2 DETAIL A
3/8" = 1'-0"



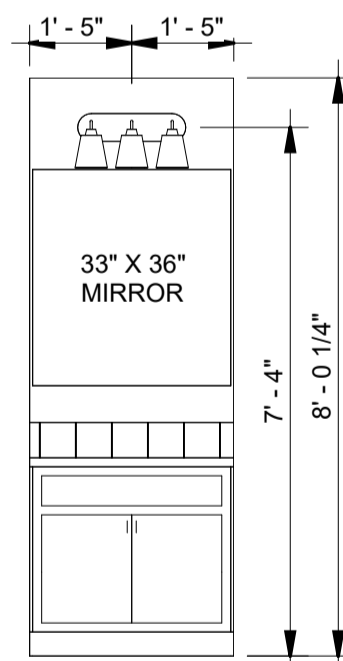
B KITCHEN 2 DETAIL B
3/8" = 1'-0"



C KITCHEN 2 DETAIL C
3/8" = 1'-0"

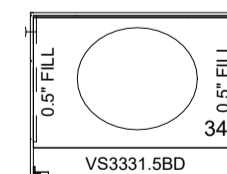


5 KITCHEN 2 3D VIEW

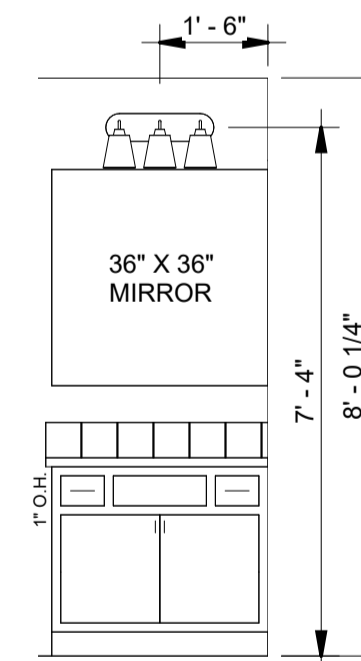


6 BATH 1B
3/8" = 1'-0"

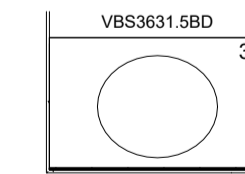
BATHROOM NOTES:
 -CERAMIC TILE BACKSPASH
 -LAMINATE TOPS W/DROP-IN SINKS
 -CRP10 CABINET DOORS
 -3/4" SLAB CABINET DRAWER FRONTS
 -RED OAK VANITIES



7 BATH 1B OVERVIEW
3/8" = 1'-0"



8 BATH 2B
3/8" = 1'-0"



9 BATH 2B OVERVIEW
3/8" = 1'-0"

HERITAGE HOMES BUILDER
 COLORADO BUILDING SYSTEMS
 EVERGREEN, CO
 EDgewater DUPLEX 2 BEDROOM MODEL
 SILVERTON, CO

PLAN RETURN NOTICE & SIGNATURES
 (CHECK ONE BOX ONLY)
 REVISE & RESEND TO BUILDER
 APPROVED AS FINAL BUILD PLAN

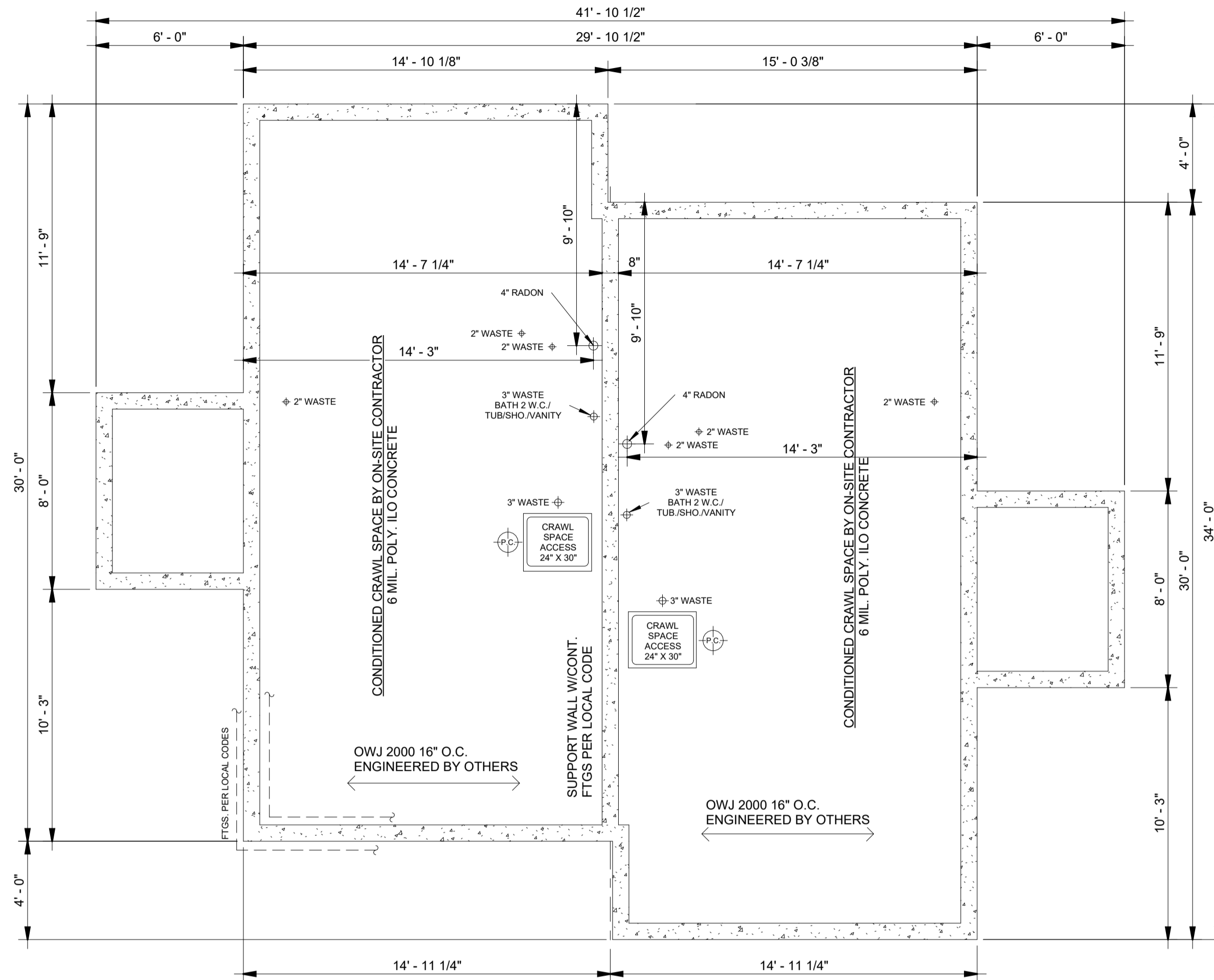
WE THE UNDERSIGNED RETURN THIS PLAN TO HERITAGE HOMES FOR THE EXPRESSED PURPOSE INDICATED AT THE IMMEDIATE LEFT. NO FEE. INVALID IF MORE THAN ONE BOX IS CHECKED.

BUILDER SIGNATURE _____ DATE _____
 CUSTOMER SIGNATURE _____ DATE _____

JOB NO.
7771-1

DATE REVISED
8/29/2022

SHEET NO.
A3.2



FOUNDATION NOTES:

- I. THESE DRAWINGS ARE INTENDED TO PROVIDE OVERALL PLAN-VIEW DIMENSIONS ONLY. PIERS, FOOTINGS, FOUNDATION SIZES, AND DESIGNS ARE TO BE BASED ON SITE SOIL CONDITIONS. ALL PIERS, FOOTINGS, FOUNDATIONS, AND OTHER ON-SITE CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES.
- II. ALL WORK BELOW FLOOR SYSTEM TO BE DESIGNED AND COMPLETED BY AN ON-SITE CONTRACTOR
- III. VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.
- IV. THE BUILDER AGREES, AT THE OWNER'S REQUEST, TO LEAVE TWO BUCKETFULS OF DIRT/BACKFILL MATERIAL ON PROPERTY FOR THE OWNER'S USE IN MAINTAINING PROPER SLOPE AWAY FROM THE FOUNDATION ON THE BACKFILL AREA AROUND THE HOME.

- V. PROPER SLOPE OF THE PERIMETER GRADE AROUND THE HOME FOUNDATION SHALL BE A MINIMUM OF ONE IN SIX +/- ONE FOOT HIGHER AT THE FOUNDATION THAN THE GRADE IS 6 FEET FROM THE FOUNDATION, FOR POSITIVE DRAINAGE.
- VI. SETTLING WILL OCCUR DURING THE NEXT 5 TO 7 YEARS AS MOISTURE PENETRATES THE BACKFILL MATERIAL. MAINTENANCE IS NOT THE RESPONSIBILITY OF THE BUILDER.
- VII. PERIMETER PLANTINGS SHOULD BE A MINIMUM OF 4 FEET AWAY FROM THE FOUNDATION. AN ALTERNATE TO GRASS IS A 4 FOOT WIDE PLASTIC WATER BARRIER ON THE SOIL AND LAPPED UP ONTO THE FOUNDATION WALL AND COVERED WITH LANDSCAPE ROCKS. LAWN SPRINKLER HEADS SHOULD NOT BE PLACED CLOSER THAN 6 FEET FROM THE FOUNDATION, AND SPRAY AWAY FROM THE FOUNDATION.

① FOUNDATION PLAN
1/4" = 1'-0"



HERITAGE HOMES BUILDER	HERITAGE HOMES BUILDER
COLORADO BUILDING SYSTEMS	BUILDER LOCATION
EVERGREEN, CO	DESIGNED FOR
EDGEWATER DUPLEX 2 BEDROOM MODEL	NEW HOME LOCATION
SILVERTON, CO	

PLAN RETURN NOTICE & SIGNATURES
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REVISE & RESEND TO BUILDER

APPROVED AS FINAL BUILD PLAN

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BUILDER SIGNATURE _____ DATE _____

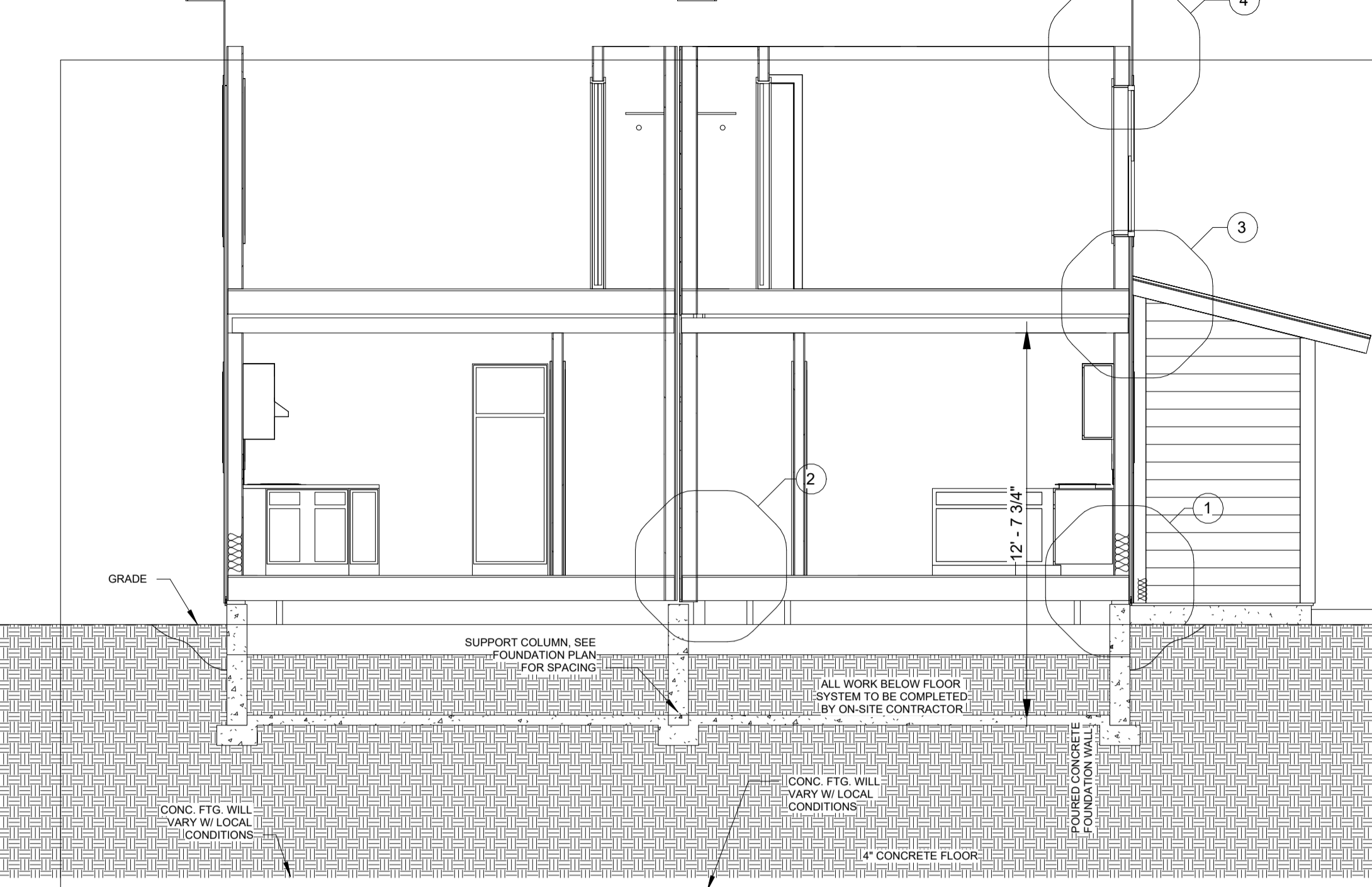
CUSTOMER SIGNATURE _____ DATE _____

JOB NO.
7771-1

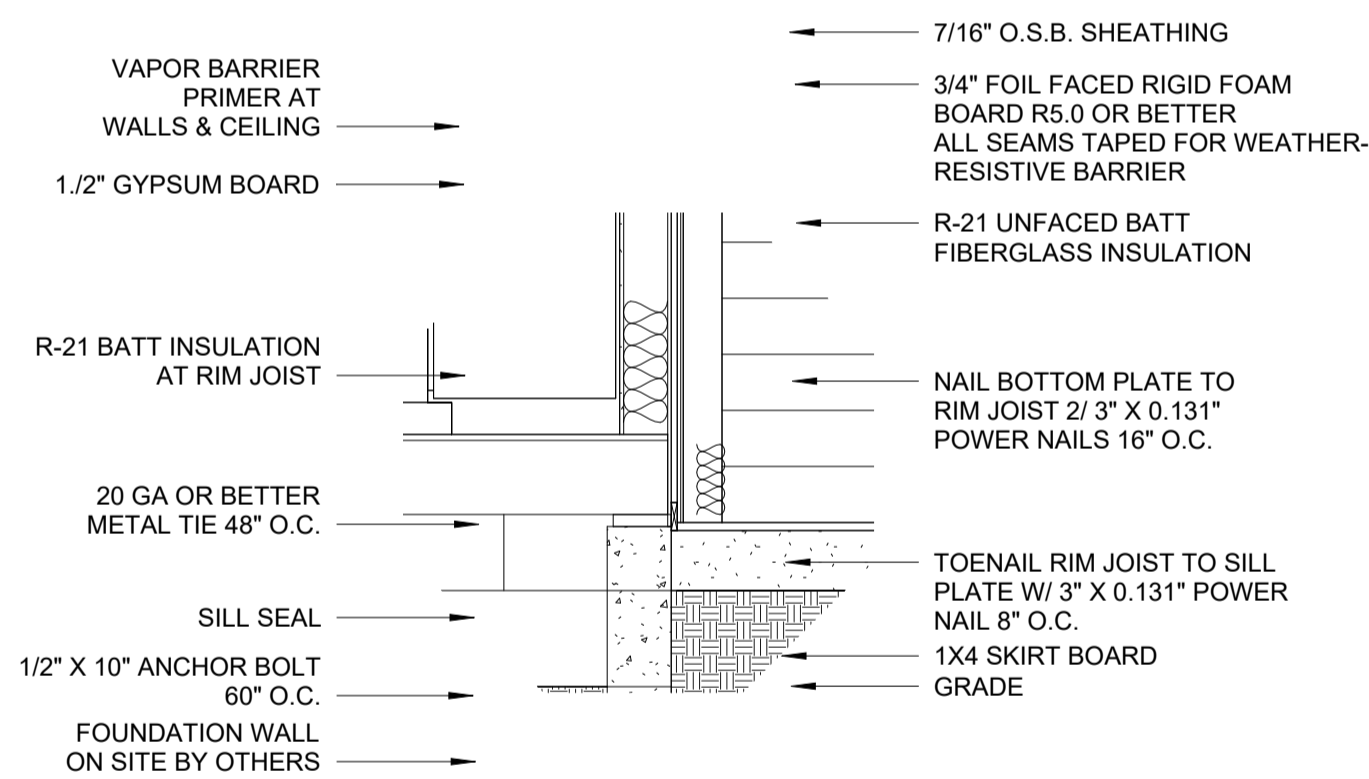
DATE REVISED
8/29/2022

SHEET NO.
S1.1

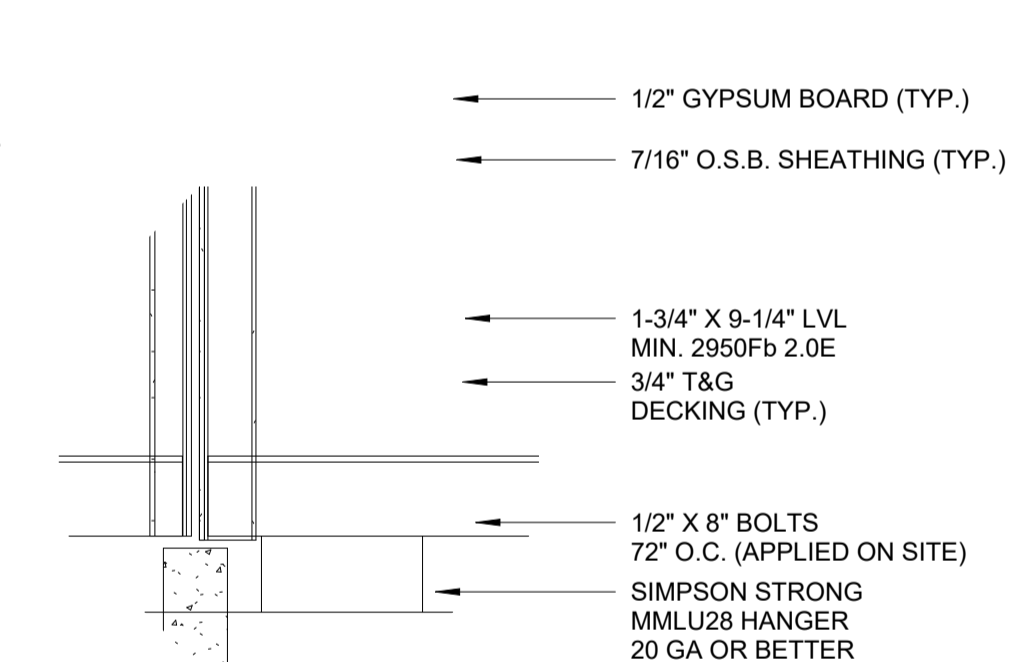
HERITAGE HOMES BUILDER
 COLORADO BUILDING SYSTEMS
 BUILDER LOCATION
 EVERGREEN, CO
 DESIGNED FOR
 EDgewater DUPLEX 2 BEDROOM MODEL
 NEW HOME LOCATION
 SILVERTON, CO



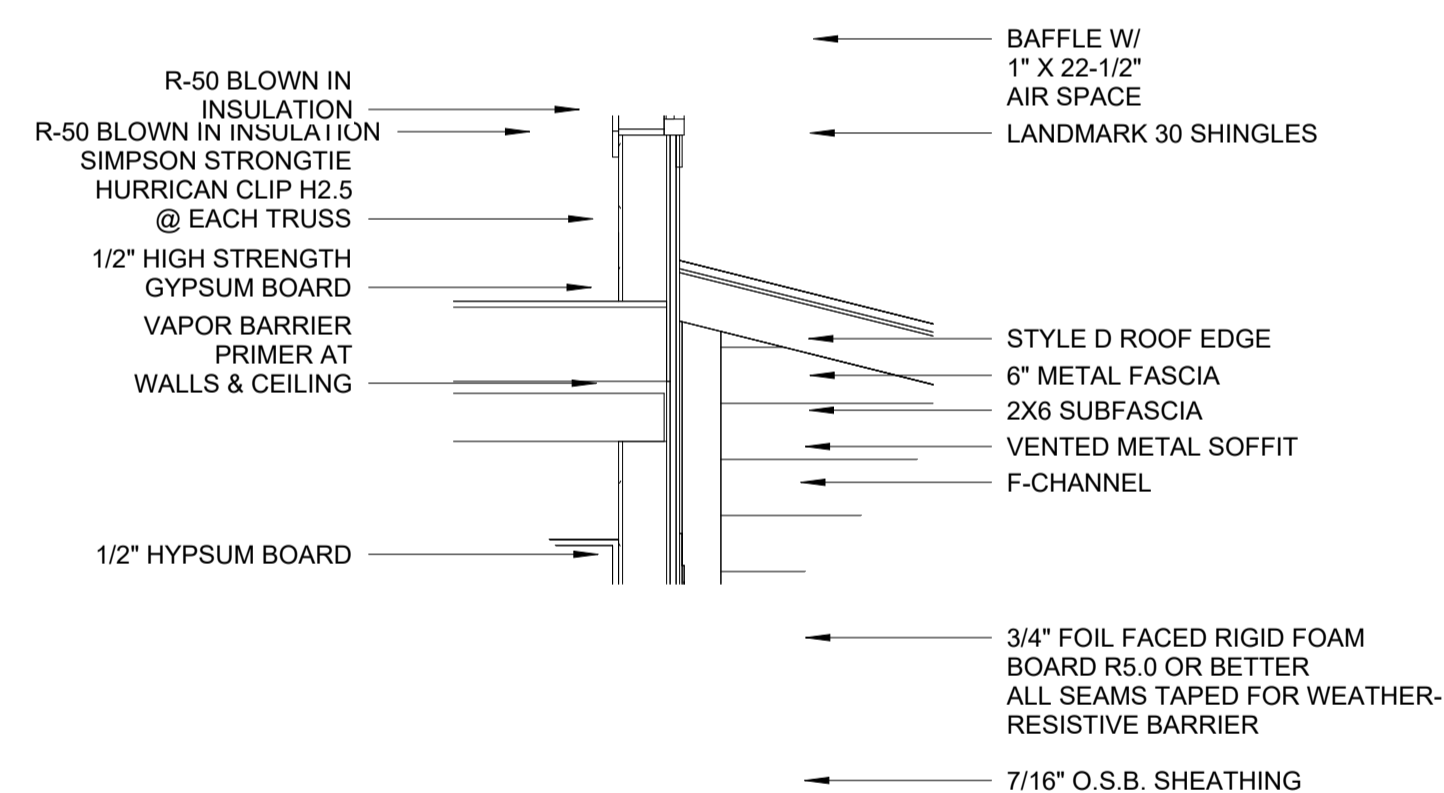
0 CROSS SECTION
1/4" = 1'-0"



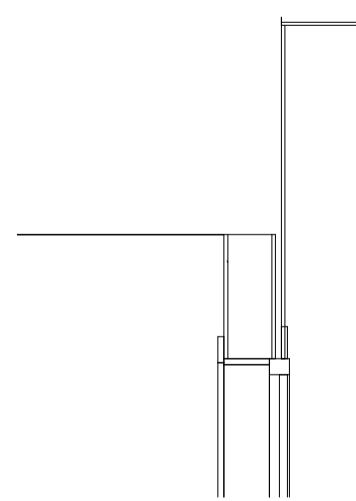
1 SILL DETAIL
1/2" = 1'-0"



2 - MATING WALL JOIST DETAIL
1/2" = 1'-0"



3 - TRUSS EAVE DETAIL
1/2" = 1'-0"



4 - RIDGE DETAIL
1/2" = 1'-0"

PLAN RETURN NOTICE & SIGNATURES
(CHECK ONE BOX ONLY)

REVISE & RESEND TO BUILDER
 APPROVED AS FINAL BUILD PLAN

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BUILDER SIGNATURE _____ DATE _____
 CUSTOMER SIGNATURE _____ DATE _____

JOB NO.
7771-1

DATE REVISED
8/29/2022

SHEET NO.
S2.1



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/12/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

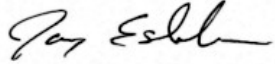
PRODUCER Arthur J. Gallagher Risk Management Services, LLC 101 South 3rd Street Suite 200 Grand Junction CO 81501	CONTACT NAME: Tierra Bettger	
	PHONE (A/C. No. Ext): 719-542-6087	FAX (A/C. No.):
E-MAIL ADDRESS: Tierra_Bettger@ajg.com		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A : Mesa Underwriters Specialty Insurance Co		36838
INSURED Colorado Building Systems Inc 2530 Falls View Circle Grand Junction CO 81505	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 138424536 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			MP0005003007990	7/21/2023	7/21/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Town of Silverton 1360 Greene St. Silverton, CO 81433	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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Silverton Duplex Pricing

These prices are based upon the plans and specifications provided by CBS and HH. These are custom designs specifically for the criteria/desires provided by the SHA in the RFP renderings. Note- these prices are per building.

Two Bedroom Duplex	Total sq. ft. at 1,896			
Base Price- \$345,387				
Freight- \$22,007 (sawbox application- 2 units per transporter)				
Set/Crane- \$37,000				
Metal roofing- \$22,804				
Mudrooms/Decks/Covered Porches- \$18,523				
Interior Stitch- \$3,300				
Plumbing- \$55,600				
Electrical- \$11,600				
Passive Radon System- \$5,000				
Energy Star Appliances Pkg- \$5,000				
Subtotal- \$180,834				
Grand Total- \$526,221				
Three Bedroom Duplex	Total sq. ft. at 2,448			
Base Price- \$496,353				
Freight- \$44,014				
Set/Crane- \$37,000				
Metal roofing- \$22,804				
Mudrooms/Decks/Covered Porches- \$20,250				
Interior Stitch- \$3,300				
Plumbing- \$55,600				
Electrical- \$11,600				
Passive Radon System- \$5,000				
Energy Star Appliances Pkg- \$5,000				
Subtotal- \$204,568				
Grand Total- \$700,921				

Silverton Duplex Housing Project Specification Sheet

The following information itemizes the specifications and building standards for the proposed general construction and overall finishes for the SHA duplex buildings. Additional upgrade items may be requested.

Floor Systems

Floor Joist- 2x10 floor joist 16" O.C. for 1st floor and 9 1/4" web trusses for 2nd level floor

Perimeter Joist- LVL's @ 1 3/4" x 9 1/4"

Structural Requirements- LVL's or multiple members as required by engineering

Floor Decking- 23/32" T&G OSB glued and stapled (no bridging)

Exterior Walls

Studs- 2x6 @ 16" O.C. 8' sidewall heights

Plates- 2x6

Sheathing- 7/16 OSB exterior perimeter walls

Foam Board- R-5 Foil faced 3/4" Rigid Foam continuous on all exterior walls

Siding- L.P. Smartside with 1x4 trim, 8" Lap siding

Fire Rating- 5/8 type X drywall at all union walls of each building

Window Height- All header heights are @ 6'8"

Interior Walls

Studs- 8' height 2x4 16" O.C. (Unit separation walls per code)

Plates- Partition walls 2x4 @ 16" O.C./ Plumbing walls 2x6 @ 16" O.C. / Single bottom plates, double top plates, 2x4 plates @ 2x4 walls, 2x6 plates @ 2x6 walls

Ceilings

Joists- 2x6 @ 16" O.C.

Rim Joist- 1 3/4" x 5 1/2"

Soffits/Fascia- L.P. Smartside

Roof

Pre engineered roof trusses 24" O.C. Rafter tails are plumb cut. Raised 110 lb snow load and 115 mile an hour wind load. Corrugated rusty metal with High Temperature Grace ice and water shield on all buildings (on-site construction application)

Insulations

Floors & Rims- Interior perimeter foundation walls, R-19 batt insulation including rim and box sills

Exterior walls- R-21 with vapor barrier with Rigid foam. Total wall assembly is R-26

Marriage walls- R-13 insulation per 2x4 wall/starways and double layer of 5/8" drywall per unit

Roof- R-60 fiber cellulose blow in insulation

Box sills @ R-21 batt insulation

Sound insulation- All bathrooms and utility rooms

STC rating of 50

Drywall

Type X- 5/8" sheetrock on all ceilings and 1/2" on all walls. Moisture resistant in wet areas.

Finish- Taped, sanded, textured and painted. All walls to receive orange peel texture and all ceilings to be knock-down texture

Windows

Gerkin Comfort Series vinyl single hung windows, wood sill- egress and tempering requirements per code

Please refer to plans for window schedule

Frames- 2 1/2" beveled fusion welded with triple weather seals

Doors

Bayer Built Interior doors- 2 panel arched hollow core doors painted white (please see plans for door schedule)

Entry doors- Therma Tru full view fiberglass, foam insulation, adjustable thresholds and frame saver jambs				
Hardware- Kwikset hardware knobs, hinges and stops. Entry doors to receive keyed lockset w/ deadbolt. Bed and baths to receive privacy hardware. Brushed nickel finish hardware				
Cabinets/Vanities				
In house oak cabinetry with solid oak frames and raised panel doors. Stain color TBD				
Two bedroom units- 6' peninsula bar with cabinetry in kitchens				
Three bedroom units- 4' island bar with cabinetry in kitchens				
Countertops/Backsplash				
Wilsonart laminate tops with Tile backsplashes- kitchens and bathrooms				
Mirrors				
1/4" float clipped to wall above vanities				
Interior trim				
MDF base and case. Painted white. Closet rod and shelf in closets				
Baseboard @ 5" & Casing @ 3 1/4"				
Interior Paint				
Sherwin Williams Accessible Beige walls and ceilings. White trim and doors (Low Voc)				
Plumbing fixtures and Accessories				
Lav- White oval drop in bowls				
Toilets- White comfort height round bowl with seat and lid				
Tub/Shower- One piece fiberglass units. 3'x3' tiled surround in bath 2 of 3 bedroom duplex				
Faucets- Moen two handle chrome- baths and kitchens				
Kitchen Sink- Moen stainless steel with double bowls				
TP holder- chrome				
Towel bars- chrome				
PEX plumbing for all units				
Radon vents @ 4" per unit				
Ice maker boxes per kitchen unit				
Water heaters- 40 gallon electric water heaters installed per unit				
Garbage disposals- 1/3 HP per kitchen				
HVAC				
Exhaust fans- Panasonic 50 CFM or equivalent exhaust fan and lights for each bathroom				
Venting- Dryer vent locations to outside air. All terminations will be located on the sides of each unit at 6' above finished floor				
Heat System				
Comfort Cove- all electric radiant heat installed per unit				
Electrical				
12 gauge wire throughout				
CAT 6 communication lines				
SeaGull lighting fixtures throughout- 10 LED can lights per unit/ vanity lights/ surface lights in bedrooms				
Floor Coverings				
ArmorCore Congoleum Vinyl Flooring- Bathrooms/utility rooms/mudrooms				
EVOKE LVP (luxury vinyl plank)- All kitchens				
Dwellings Pure Color Carpet- Bedrooms/Living rooms/Hallways				
Kitchen Appliances- range, dishwasher, microwave/hood and refrigerators.				
All units to have electric energy star range, dishwasher, microwave/hood and refrigerators installed on-site				

ADA Compliance						
One unit in the three bedroom duplex will have the type B universally accessible ADA requirement						
Radon						
Passive Radon system with 4" venting pipes installed and system completed on-site per unit						
Covered front Porches/Decks						
Two Bedroom Duplexes- 6'x30' front porches/ trex decking/ 19/32" OSB roof sheeting/ cladding to be corrugated rusty metal/ trex decking steps (on-site construction application)						
Three Bedroom Duplexes- 8'x30' front porches/ trex decking/ 19/32" OSB roof sheeting/ cladding to be corrugated rusty metal/ trex decking steps (on-site construction application)						
Mud Rooms						
Two Bedroom Duplexes- 6'x8' mudroom framed with 2x6 walls/ R-21 wall insulation/ 3/4" Foamboard covered by LP smart siding on exterior/ R-50 insulation in ceiling/ R-30 insulation in floors/ finished interior drywall/ roof cladding to be corrugated rusty metal/ 36" half light exterior door (on-site construction application)						
Three Bedroom Duplexes- 6'x13' mudroom with attached closet and door into master bedroom/ 2x6 walls/ R-21 wall insulation/ 3/4" Foamboard covered by LP smart siding on exterior/ R-50 insulation in ceiling/ R-30 insulation in floors/ finished interior drywall/ roof cladding to be corrugated rusty metal/ 36" half light exterior door (on-site construction application)						
HERS Energy Star Included						
Upon completion each unit will be tested to determine final HERS RESNET index score by Heritage Homes						
Misc. Items						
Hoisting- Crane for unit erection provided by CBS						
Erection- CBS to provide all labor and materials to erect sections, attach to sheathing, foundation and to one another						
Fire stop- CBS crews to install fire stop at all required locations. Fire stop provided by Heritage						
Clean up- CBS crews to clean up all debris created by their work on a daily basis. Debris will be deposited in dumpsters provided by TOS at staging and site locations						
Safety- All CBS crews will abide by all OSHA regulations, including fall protection, hardhat usage, safety meetings and written safety plan.						

PRE-DEVELOPMENT AGREEMENT

Anvil Multi-Family Development

This Pre-Development Agreement (“Agreement”), dated June __, 2024 (“Effective Date”), is between the [SILVERTON HOUSING AUTHORITY, a Colorado housing authority] (“SHA”); and FADING WEST DEVELOPMENT LLC, a Colorado limited liability company (“Developer”).

The [SHA] intends to develop the real property described in Exhibit A (“Property”). The Silverton Housing Authority (“SHA”) issued a request for proposals dated March 12, 2024 (“RFP”) seeking an experienced developer to develop the Property into workforce housing (“Project”). The Developer responded to the RFP, and SHA selected the Developer’s response as the most responsive proposal.

The [SHA] and Developer desire to work collaboratively to determine the financial viability of the Project.

The parties therefore agree as follows:

1. Financing. The [SHA] and Developer shall work collaboratively to identify potential funding sources for the Project, including traditional debt financing for construction, concessionary debt, equity investment, down payment assistance programs, and state grants and loans. The Developer shall prepare all applications and negotiate term sheets and commitment letters with potential funders. The [Town] shall cooperate with the Developer by reviewing applications, providing letters of support, and participating in initial discussions with potential funders. The Developer will determine the financial viability of the Project.

2. Plans. The Developer shall prepare preliminary plans, studies, and drawings for the Project to share with potential funders. The [SHA] shall review the Developer’s preliminary plans, studies, and drawings to verify general compliance with the Town’s code and RFP.

3. Development Agreement. If the Developer determines the Project is financially viable, the Developer and the [SHA] shall negotiate a development agreement, affordability covenants, and other agreements to ensure the financial viability of the Project and the Project’s compliance with the RFP.

4. Term. This Agreement will commence on the Effective Date and terminate upon earlier of execution of the Development Agreement, or [October 1], 2024.

5. Miscellaneous.

- a. Contingency; No Debt. Pursuant to Article X, Section 20 of the Colorado Constitution, any financial obligations of the Town under this Agreement are specifically contingent upon annual appropriation of funds sufficient to perform such obligations. This Agreement does not constitute a debt or obligation of the Town within any statutory or constitutional provision.

- b. Governmental Immunity. This Agreement does not waive any protections or immunities the Town and its officials, representatives, and agents under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*.
- c. No Joint Venture or Partnership. No form of joint venture or partnership exists between the parties by virtue of this Agreement.
- d. Exclusivity. As consideration for the costs that the Developer will likely incur to determine the financial viability of the Project, during the term of this Agreement, the Town shall not solicit, offer, or negotiate the Project with another developer.
- e. Assignment. Neither party may assign this Agreement nor any of its rights, interests, or obligations under this Agreement without the written consent of the other party.

(signature page follows)

The parties have executed this Agreement as of the Effective Date.

SILVERTON HOUSING AUTHORITY

_____,
Dayna Kranker, Chair

ATTEST:

Melina Marks Lanis, Town Clerk

Fading West Development LLC

By: _____

Bleecker Seaman
Authorized Signatory



AGENDA MEMO

SUBJECT: Housing Market Study
MEETING DATE: 6.10.2024
STAFF CONTACT: Anne Chase

Overview:

The Silverton Housing Authority is pursuing the Anvil Multifamily Development, a 12-unit project offering both for-sale and rental units. Staff has identified the need for a Housing Market Analysis in Silverton to evaluate the project's feasibility and support future funding applications.

A Housing Needs Assessment completed in 2021 identified a need for 22 units for permanent residents by the end of 2024 and 14 beds for seasonal surges. The Housing Needs Assessment can be used to gauge the demand for workforce housing and inform project and program development.

A Housing Market Study will analyze the housing market and assess the impact of the Anvil Multifamily Development. This study will provide a detailed analysis of the current state of the housing market, including supply, demand, pricing trends, and market activity, offering insights that the Needs Assessment did not fully capture.

A Housing Market Study will be an asset for the Silverton Housing Authority to secure financing for the Anvil Multifamily Development. It is required for a Division of Housing grant application, and financial institutions have expressed interest in a market study when discussing financing opportunities for this project.

Staff received recommendations from regional partners for Wester Spaces, LLC. Attached below is a proposal submitted by Western Spaces for a housing market study in Silverton for this summer.

Staff is seeking board permission to request funding from the San Juan County Commissioners from the Lodgers Tax Housing Fund to cover the cost of this study. Staff has not identified available funding within the Town Budget to support this study.

Motion or Direction:

Direction for Staff to pursue funding from the San Juan County Lodgers Tax Fund to fund the Housing Market Study.



0800 Copper Road
#3042
Frisco, CO 80443

To: Anne Chase, Director Silverton Housing Authority

From: Sarah McClain, Western Spaces LLC

Date: 5/17/24

Re: Proposal for Professional Services – Silverton, CO

This proposal is for consulting services to conduct a Housing Market Analysis for the development of workforce housing in Silverton, CO. The proposed development contains 12 units, both ownership and rental. The goal of this study is to determine the spectrum of demand for workforce housing and to help inform a development program for targeting portions of that demand.

The purpose of this study is different than a housing needs assessment. Housing needs are used for many purposes including setting of goals and objectives for housing, strategic and land use planning, allocation of resources, establishing funds and developing tools to comprehensively address needs. A housing needs assessment was completed in 2021.

This study is designed to understand housing demand and answer the question:

“What does the market look like and how can it be served by the proposed development?”

Project Scope

Our proposed approach is designed to build upon existing resources and provide new information. It is understood that this will be an interactive process and the Silverton Housing Authority will be an important resource.

Primary Research:

- Interview property managers to get current rental rates, vacancy, unit size, number of bedrooms and bath. This will also include any data on renter preferences.
- Monitor Zillow, social media, Craigslist, property manager websites, and local newspapers for current rental listings for three weeks.
- Interview realtors to understand current for sale market dynamics.

- Analyze residential sales and MLS current listings.
- Work with the local planning department to understand projects in the pipeline.

Collection and Analysis of Secondary Data:

- Compile a brief Economic and Demographic framework using US Census, DOLA and BLS.
- Order HISTA Data to establish current demographics for renters and owners by age, income and location with five-year projections (\$400).
- Translate HISTA data to Area Median Income for San Juan County.
- Apply a capture rate of 10%, 15% and 20% to all income bands (expressed as AMI) for households below 120% AMI.

Western Spaces, LLC will provide a written report including our conclusions and recommendations for the development of workforce housing in Silverton.

Schedule

The work is anticipated to be completed within six weeks of initiation.

Costs

The proposed budget for completion of the Dillon Market Analysis is \$4,900. We are very amenable to discussing the budget and modifying the scope of work.

Acceptance

The scope of services, schedule, and budget presented herein are acceptable. Western Spaces, LLC is hereby authorized to proceed. It is agreed that 100% of the budget will be paid when the term "DRAFT" is removed from the report with both parties consent.

Anne Chase, Director Silverton Housing Authority

Date

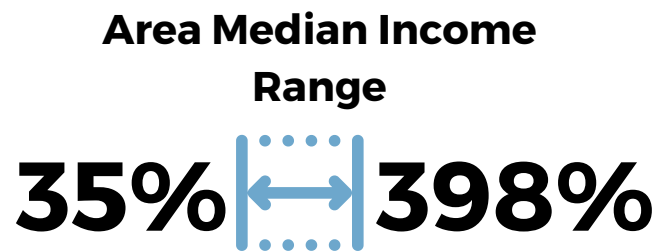
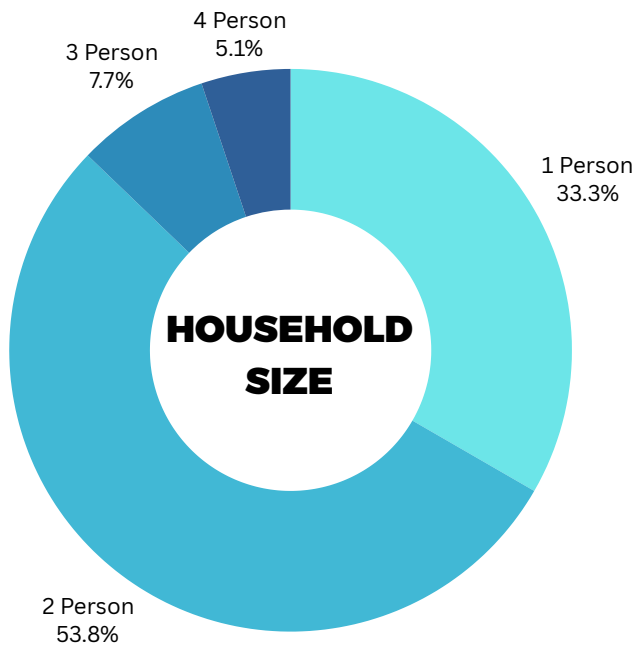


SILVERTON, CO
2024

SILVERTON HOMEOWNERSHIP INTEREST SURVEY RESULTS

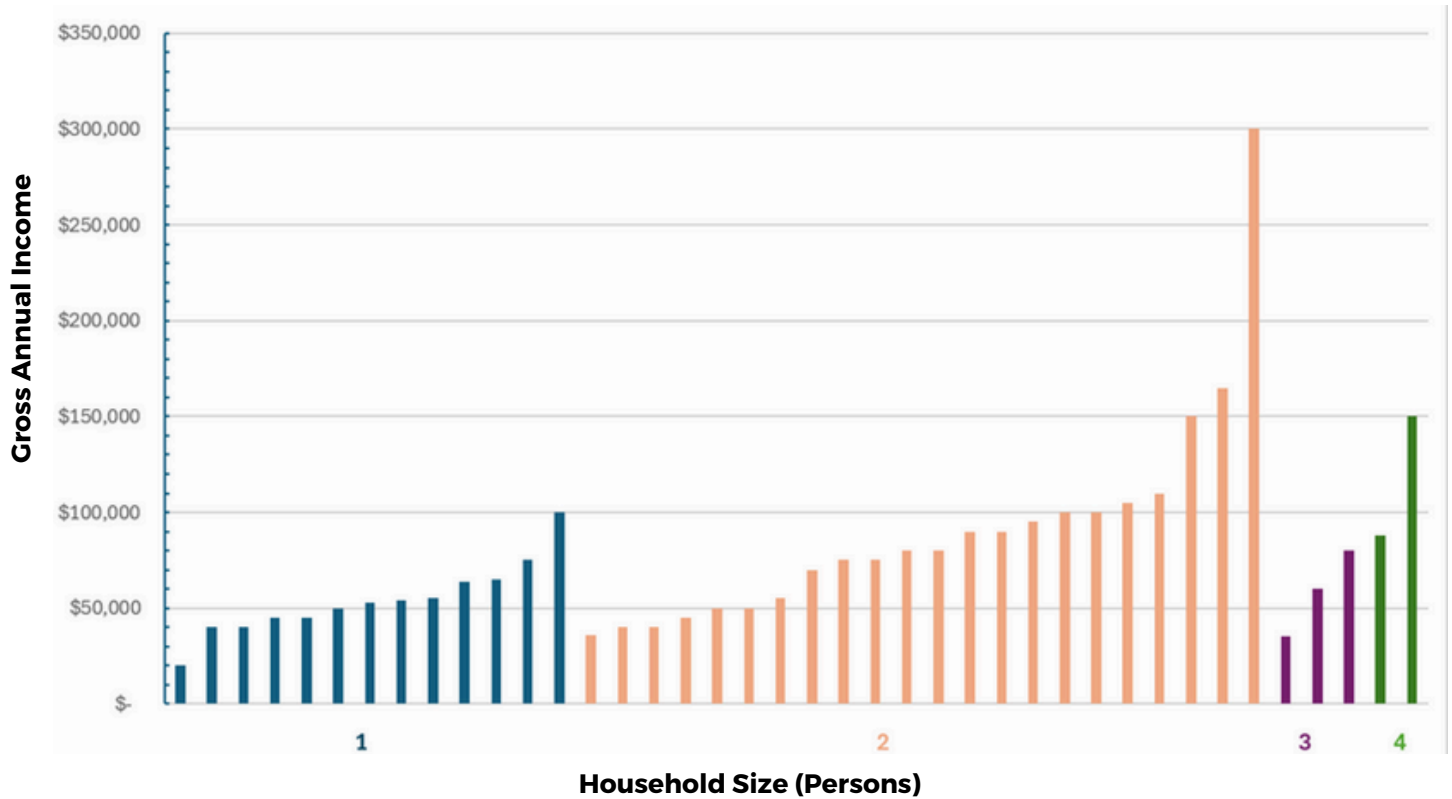


The purpose of this survey was to gauge the demand for homeownership in Silverton at various income levels. This data can be used to inform future developments by the Silverton Housing Authority

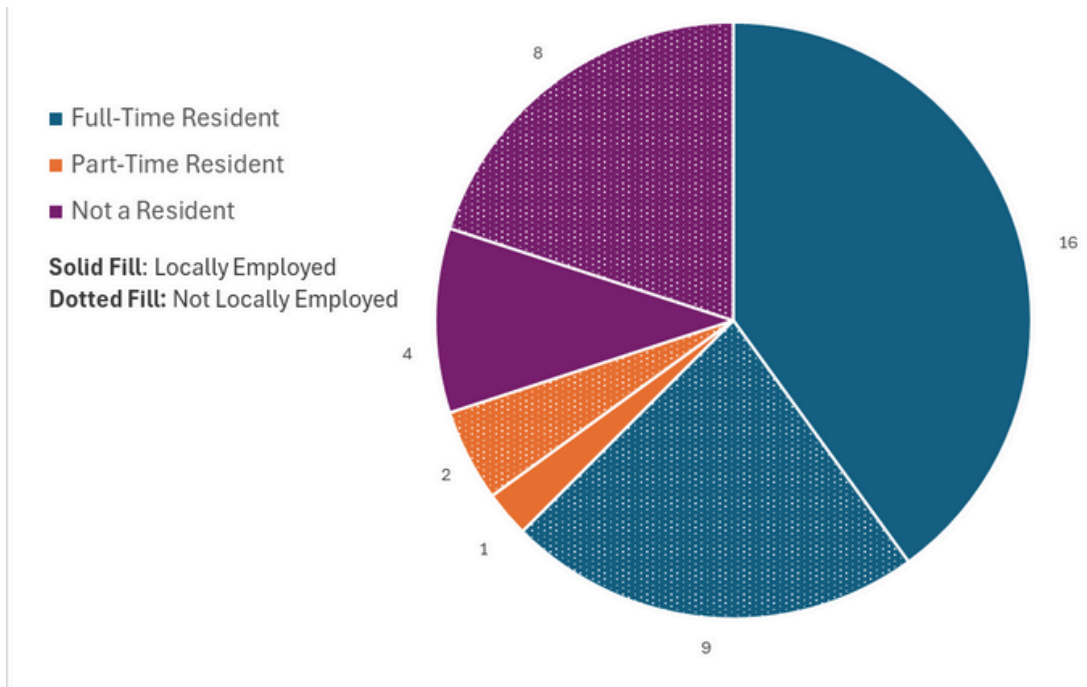


The majority of responses were from 2-person households. The largest household size was 4-person.

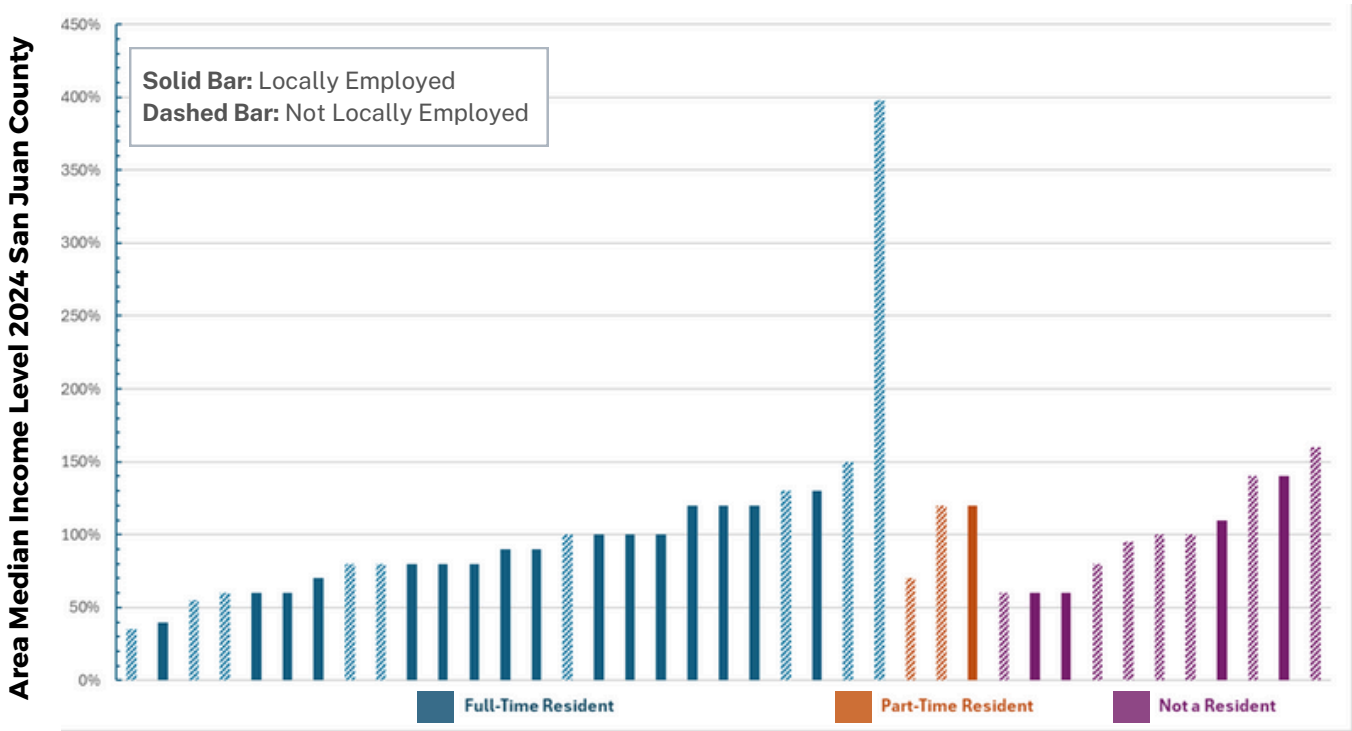
Household Income by Household Size



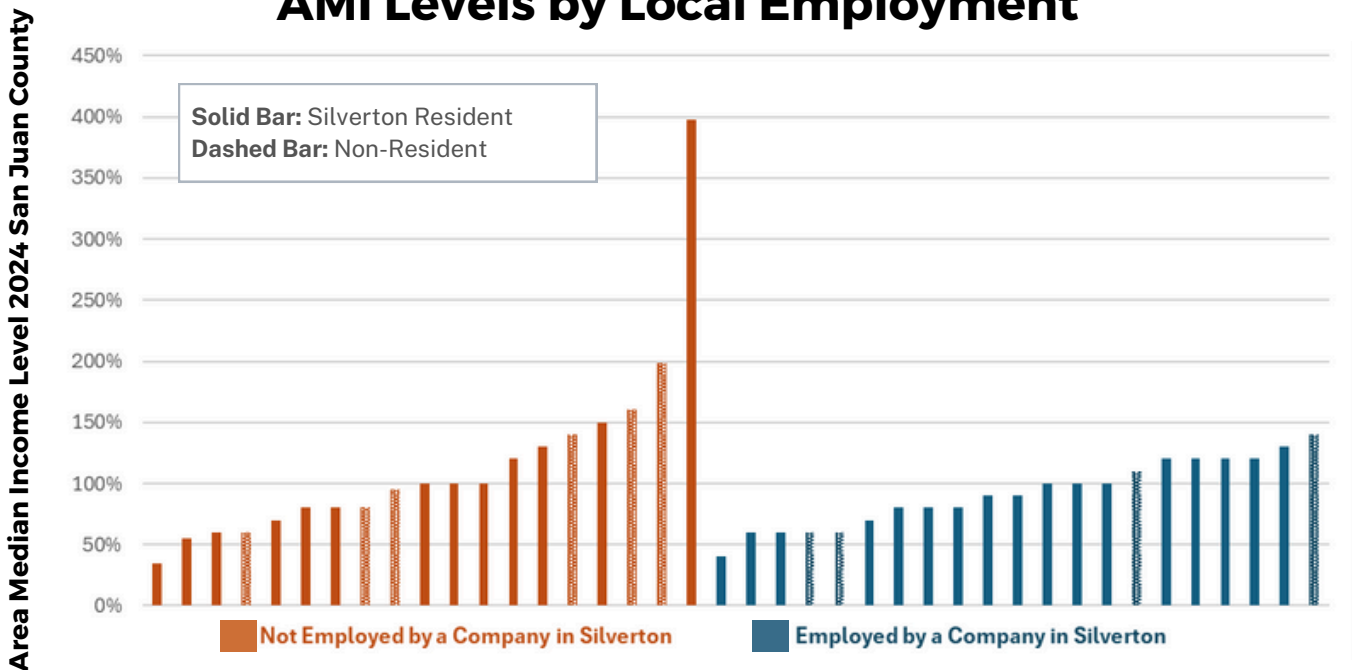
Residency and Employment in Silverton



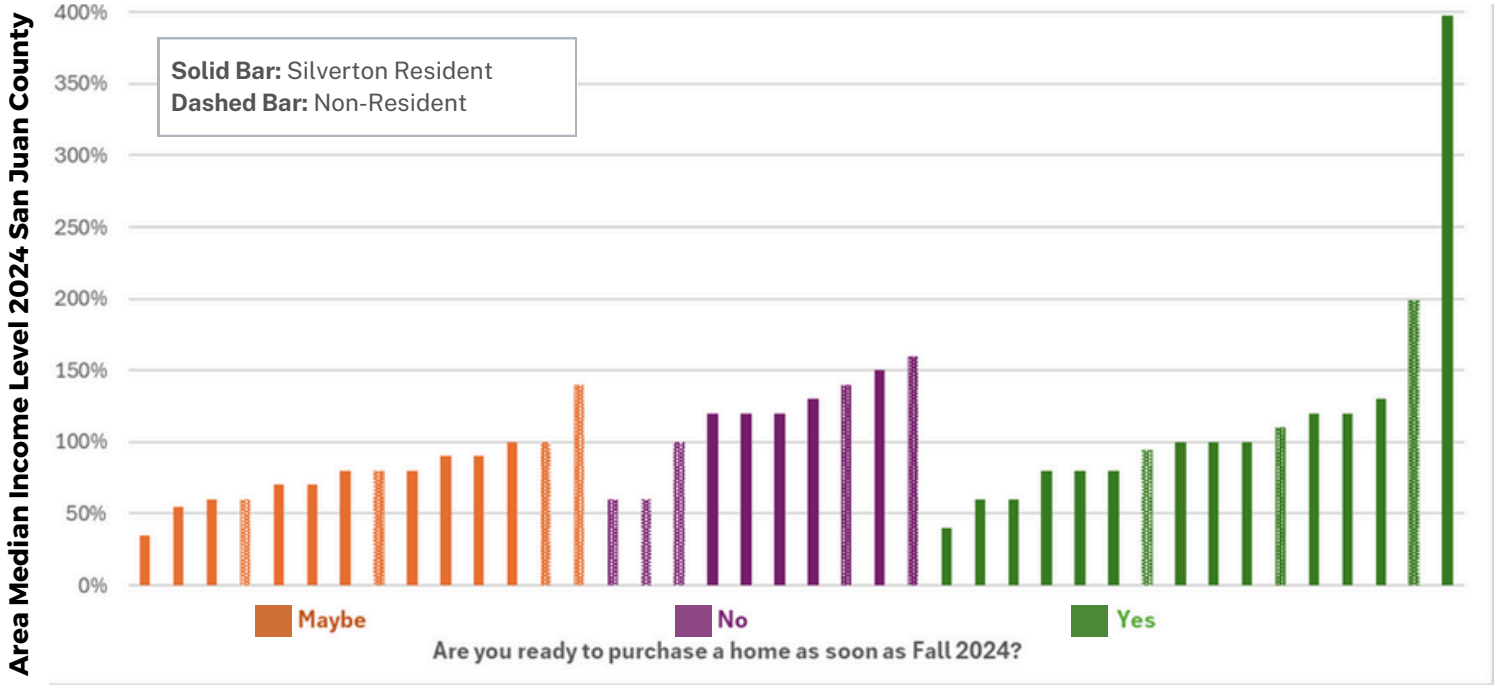
AMI Levels by Residency Status



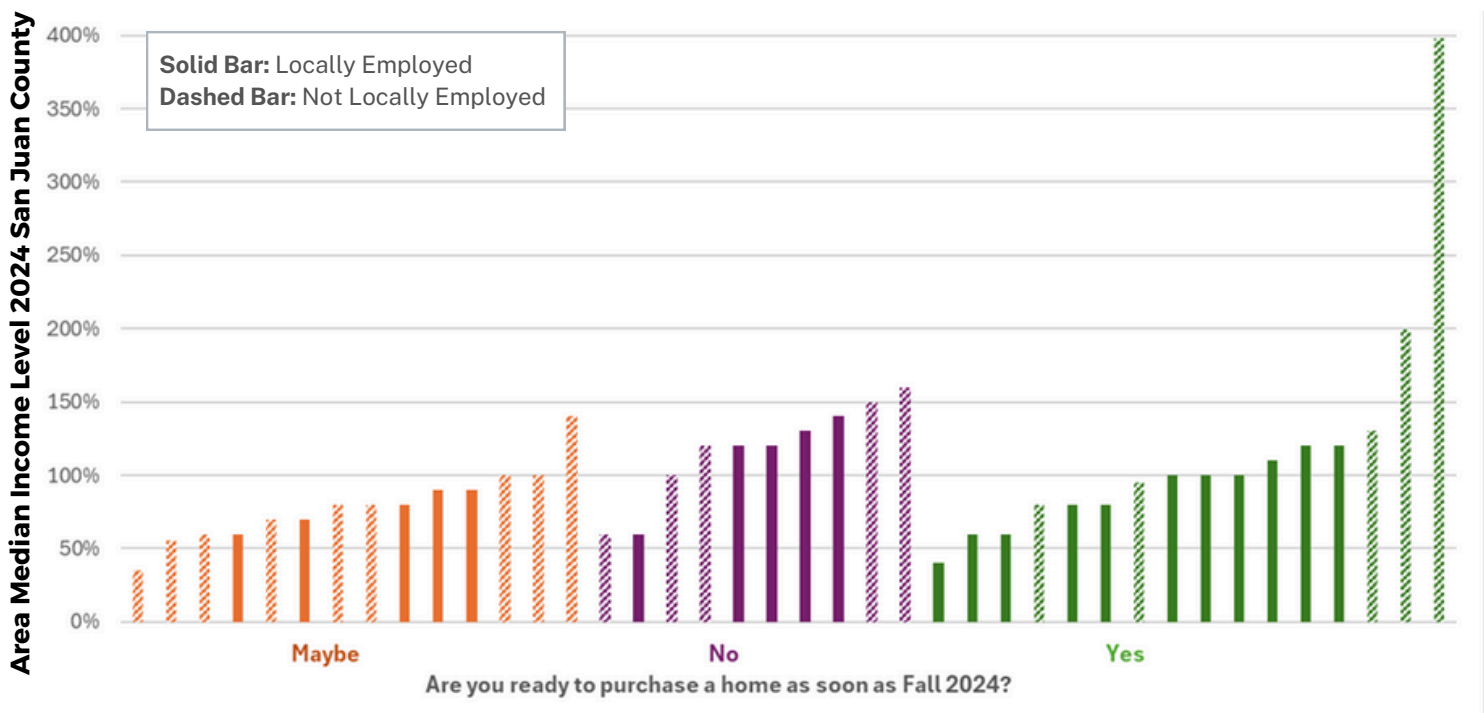
AMI Levels by Local Employment



Readiness to Purchase by AMI Levels & Residency



Readiness to Purchase by AMI Levels & Employment



Is there anything the Silverton Housing Authority can offer to help prepare you for homeownership?

Homeownership Education **12**

Easier Application for Affordable Housing Lotteries **2**

Increasing the Supply of Affordable Housing **9**

Not Sure / No **4**

Make it easier to build **2**

Assistance with first-time homeownership grants / mortgage products **4**

Opportunities to gain wealth **1**

Mortgage Assistance / Lease-to-Own **2**

Better Interest Rates **1**

June 10, 2024

BOARD OF TRUSTEES

REGULAR MEETING PACKET

June 10, 2024

1. Staff and/or Board Revisions to Agenda

This is an opportunity for staff to add, delete or amend items on the agenda as well as an opportunity for the board to revise the agenda as well. Trustees can use this agenda item to pull an item from the consent agenda that they have either need additional information or would like to have a discussion on and put it either in new business or in continued business. Typically, the Town Administrator will make an adjustment to the agenda since managing the agenda is their main responsibility.

June 10, 2024

1. Public Comment—*Comments must be limited to three (3) minutes in duration.*

The opening Public Comment is intended for a citizen to bring up any topic whether it is on the agenda or not. The citizen will be asked to state their name for the record.

The Mayor or Pro Tem will call out the public to comment as well as time the comment and let the public know when they have run out of time.

If a Trustee would like to discuss the comment, they can do so in Trustee Updates. It is not encouraged to engage in a dialogue on a public comment because if a public comment is not related to an agenda item, staff should be directed to either follow up with the citizen outside the meeting or include the topic in the next appropriate agenda (this can be a committee agenda or a board of trustee agenda).

If the comment is related to an agenda item, their comments can be brought up in the discussion of that agenda item.

Comments that are submitted via email about an agenda item will be accepted up until the agenda packet is constructed on noon on Wednesday before the Regular Meeting. Comments that are received after this deadline will be emailed to the trustees and not included in the packet. Comments that are emailed are not considered “official public comment” unless they are presented at the meeting or submitted for a Public Hearing before the Wednesday deadline.

Public Comments specific to a Public Hearing on the agenda should be encouraged to take place during the public hearing and not during the opening Public Comment, so that their comments can be recorded with the hearing.

Opening Public Comment is not addressed in the Silverton Municipal Code.

June 10, 2024

3. Presentations and Proclamations

Presentations can be scheduled with the board on a variety of topics that usually relate to board direction or goals. The Town Administrator schedules these presentations and works with the presenter to keep their presentation in 30 minutes or less including an anticipated questions and answer period with the Trustees.

Proclamations can be used to declare an emergency (SMC 2-7-30) or recognize a community member or organization for their service. Trustees can request a proclamation during the Trustee Updates agenda item.

June 10, 2024

4. New Business

Items that the Board of Trustees have not discussed will appear in this agenda item. If the topic has appeared in a committee prior to the regular meeting, the topic is still considered New Business for the entire board.

Per Silverton Municipal Code [2-2-110\(6\)](#):

New business. The Board of Trustees shall consider any business not heretofore considered, including the introduction or reading of ordinances and resolutions.



AGENDA MEMO

SUBJECT: Box Car Apartments Pre-Development Engineering RFQ Proposal
MEETING DATE: 6/10/2024
STAFF CONTACT: Anne Chase

Overview:

The Town of Silverton released a Request For Qualifications for the pre-development site engineering plans for the Boxcar Apartment Project in the Anvil Mountain Subdivision on April 15, 2024, and closed on June 3, 2024. Staff received one application.

The Town of Silverton was awarded the Energy/Mineral Impact Assistance Fund More Housing Now Grant on March 19, 2024 for a total of \$88,090, including a match from San Juan County, to conduct the pre-engineering site work for Lots 1 and 32. The RFQ requested proposals from qualified engineering firms for the following scope of work:

- a. Site plan development
- b. Grading and drainage design,
- c. Roadway design,
- d. Water system, valves, and fire hydrant(s) design,
- e. Sewer system and manhole design,
- f. Determine future structure building footprint and FFEs for grading and drainage design,
- g. Coordination with Brownfields Team concerning environmental assessment and cleanup per the timing of elements of the scope herein,
- h. Electric design,
- i. Propane design,
- j. Broadband connection design,
- k. Coordinating geotechnical analysis,
- l. Coordinating structural engineering plans of (potential) retaining wall,
- m. Coordinating an updated survey.

The Silverton Board of Trustees must award a contract for the above-mentioned scope of work to utilize the EIAF More Housing Now Grant. The project budget is \$88,090.

Engineer Mountain Inc. (EMI) submitted a response to the RFP. From the cover letter, “Engineer Mountain Inc. has been providing civil engineering for this site, when needed/requested to do so, since the (San Juan) County purchased the property in 2003. The owner of Engineer Mountain Inc. has been working the field of planning and engineering, year-round in Silverton and San Juan County, Colorado, since 2002. Engineer Mountain Inc. is familiar with this project, having provided assistance (and previous proposal “bid” documents) in 2023 when the Town was applying for the grant to fund this project.”

EMI’s proposal quotes \$88,600 for the scope of work, leaving a \$510 deficit from the grant funding for this project. Staff intends to pull the \$510 remaining cost from the 2025 TOS Budget.

Staff Recommendation:

Staff recommends issuing an award contract to Engineer Mountain Inc. to complete the scope of work listed in the RFQ for Boxcar Apartments Predevelopment Engineering Site Plans. EMI’s proposal fulfills the project scope and has significant experience with the project site.

The EMI proposal scored 98% based on the following criteria:

- a. Responsiveness of submittal to the RFQ – 10%
- b. Experience/Required Skills – 35%
- c. Demonstrated Capability – 30%
- d. References – 15%
- e. Local Preference – 10%

EMI's proposal was docked 2 points for exceeding the project budget, but otherwise met evaluation criteria.

Motion or Direction:

Suggestion Direction: Motion to award the Boxcar Apartment Predevelopment Engineering Site Plans RFQ to Engineer Mountain Inc.

PROPOSAL FOR ENGINEERING SERVICES

**Town of Silverton
Proposed Boxcar Apartments**

**Lot 1 and Lot 32
Anvil Mountain Subdivision
Silverton, San Juan County, Colorado**



Submitted To:

Town of Silverton
Attn: Anne Chase
1360 Greene Street
PO Box 250
Silverton, Colorado 81433

Prepared By:

Engineer Mountain Inc.
Lisa Adair PE
962 Reese Street
PO Box 526
Silverton, Colorado 81433
(970) 946-2217

Date Submitted:

June 3, 2024



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June 2, 2024

Town of Silverton
Attn: Anne Chase
1360 Greene Street
Silverton, Colorado 81433
achase@silverton.co.us

Subject: Proposal for Engineering Services, Town of Silverton Proposed Boxcar Apartments, Lots 1 and 32, Anvil Mountain Subdivision, Silverton, San Juan County, Colorado.

Dear Town of Silverton Staff:

This letter is a Proposal for Engineering Services for Lots 1 and 32 in the Anvil Mountain Subdivision, recently annexed into the Town of Silverton, in San Juan County, Colorado.

Lots 1 and 32 are two vacant, non-contiguous parcels, located within the existing affordable housing subdivision called Anvil Mountain Subdivision, accessed via 5th Street in Silverton. Lots 1 and 32 are adjacent to an existing historical interpretive site, which features a restored railroad boxcar.

The Town of Silverton is requesting engineering plans, and design of the proposed site infrastructure, with the purpose of preparing the site for two future proposed affordable-rental apartment buildings, generally intended to be occupied by members of the Silverton workforce. No structures are proposed at this time.

This Proposal has been prepared based on the following document (and attachments) posted on the Town of Silverton website:

- "Request for Qualifications (RFQ) for Boxcar Apartments Predevelopment Engineering Site Plans" dated April 15, 2024.
- One page Survey Plat titled "Replat of Sheet 4, Anvil Mountain Subdivision Set Backs."
- San Juan County Colorado Assessor Property Cards for Lot 1 and Lot 32.
- Document titled "S.H.I.P. Pre-Development Assistance, Silverton, February 2022."

Engineer Mountain Inc. previously prepared a Proposal for this site/project in 2023, for the Town staff during their grant application process. Please refer to that previous/attached Proposal dated November 30, 2023, for additional/background information.

1. Proposers Certification and Signature Page

The RFQ requires that "Proposals should address the following issues/questions in the order presented," and that the first item included in this Proposal should be the "Proposers Certification and Signature Page." That document is included on the following page.



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Proposers Certification and Signature Page

The undersigned hereby acknowledges she/he has read and understands all requirements and specifications of the Request for Proposals (RFQ), including attachments.

The Town of Silverton requests that the Proposer designate one person to receive all documents and the method in which the documents are best delivered. Identify the Contact name and fill in the information below:

Date: JUNE 2, 2024

Official Contact Name: LISA ADAIR PE, ENGINEER MOUNTAIN INC.

Email Address: engineermountaininc@gmail.com

Telephone: LANDLINE (970) 387-0500, CELL (970) 946-2217

Street Address: 902 REESE STREET

City, State, and Zip: SILVERTON CO 81433

By its submission of this proposal and authorized signature below, proposer certifies that:

1. The information contained in its response to this RFQ is accurate;
2. Proposer complies with each of the mandatory requirements listed in the RFQ and will meet or exceed the functional and technical requirements specified therein;
3. Proposer accepts the procedures, evaluation criteria, mandatory contract terms and conditions, and all other administrative requirements set forth in this RFQ;
4. Proposer's technical and cost proposals are valid for at least 120 days from the date of proposer's signature below;
5. Proposer understands that if selected as the successful Proposer, he/she will have 15 calendar days from the date of delivery of initial contract in which to complete contract negotiations, if any, and execute the final contract document. The Town has the option to waive this deadline if actions or inactions by the Town cause the delay.

Authorized Signature:

Printed Name: LISA ADAIR

Title: OWNER/PRESIDENT, ENGINEER MOUNTAIN INC.



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2. Cover Letter

The RFQ requires that the second item to be included in this Proposal should be a cover letter which includes the following information:

a. "to explain the Firm's interest and why the Firm is uniquely qualified to be the selected Engineering Firm."

Engineer Mountain Inc. has been providing civil engineering for this site, when needed/requested to do so, since the County purchased the property in 2003.

The owner of Engineer Mountain Inc. has been working in the field of planning and engineering, year-round in Silverton and San Juan County Colorado, since 2002.

Engineer Mountain Inc. is familiar with this project, having provided assistance (and previous proposal "bid" documents) in 2023, when the Town was applying for the grant to fund this project.

b. "The letter shall contain the name, address, phone number, and email of the person who will serve as the Engineering Firm's principal contact with Silverton"

- **Name:** Lisa M. Adair PE of Engineer Mountain Inc.
- **Address:** PO Box 526, Silverton CO 81433.
- **Phone Number:** Landline (970) 387-0500, Cell (970) 946-2217.
- **Email:** engineermountaininc@gmail.com

"and shall identify the individual(s) who will be authorized to make presentations on behalf of the firm"

- (1) Lisa Adair PE is authorized to make presentations on behalf of Engineer Mountain Inc.
- (2) Tom Harrison PE is authorized to make presentations on behalf of Trautner Geotech.
- (3) Tucker Sittner PE is authorized to make presentations on behalf of Sittner Structural.
- (4) Dirk Hatter LS and Ken Schaaf LS are authorized to make presentations on behalf of Southwest Land Surveying LLC.

c. "The statement shall bear the signature of a person with proper authority to make formal commitments on behalf of the firm."

This Proposal and the statements made within it are signed by Lisa Adair PE as the owner of Engineer Mountain Inc. who is the "person with proper authority to make formal commitments on behalf of the firm" Engineer Mountain Inc. Engineer Mountain Inc. has obtained verbal/written agreements/attached information from the other three engineering/surveying firms (listed above) indicating that they are available and willing to



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work on this project, if you so choose. Each owner of the four engineering/surveying firms described within this Proposal is responsible for their own company, and their own authorizations. Engineer Mountain Inc. does not make legally-binding statements on behalf of other Professional Engineers/Licensed Surveyors, sign contracts for, or pay other engineering/surveying firms, for which we possess no ownership. Each of the four owners of the four firms are responsible for their own contract negotiations and invoicing with the Town, if the Town chooses to retain those firms for their individual services. For example, if the Town would like geotech drilling and geotech engineering services, Trautner Geotech is willing and available, and they already have their own proposal and contract documents/process, which they require to be signed prior to drilling. Likewise, if the Town eventually decides that a State-Licensed Structural Engineer is going to be needed to design any potential proposed site retaining wall(s), then the Town has Sittner Structural willing and available to contract for those TBD Structural Engineering design services. As is common practice, in this area, and at this site in the past, each firm would work for and directly bill the Town, not work for/bill Engineer Mountain Inc. However, Engineer Mountain Inc. is willing and able to oversee, coordinate, and schedule each facet of the design process, such as arrange for the drilling on behalf of the Town staff, provide advice to the Town staff regarding if/when the design of a proposed site retaining wall appears to be necessary, and recommend when/schedule/arrange for the necessary surveying field work.

d. "By submitting a response to this solicitation, the Engineering Firm agrees to all requirements herein."

All of the various requirements specified in the RFQ appear to be acceptable. The RFQ states that "the successful proposer shall be required to enter into a written contract with the Town in a form approved by the Board of Trustees. In the event of any conflict between this RFQ and the contract, the terms and conditions of the contract shall control." In the RFQ there is a deadline for the contract negotiations/signing to occur within 15 days, while another part of the RFQ requires that process to be completed within 60 days. The four owners, of the separate four engineering/surveying firms included in this proposal, are available to meet with the Town to receive/review/discuss any forthcoming contracts/documents/Town requirements.

3. Project Team

The RFQ requires that this document shall "identify all sub-consultants, the scope of services to be provided, and the engineer in charge." The following four separate design professionals and their engineering/surveying firms are associated with this proposal.

(1) Lisa Adair PE of Engineer Mountain Inc. (Silverton).

Engineer Mountain Inc. is available to provide the requested general civil engineering design work and plans for the proposed site infrastructure. That proposed site infrastructure design work would need to occur after the summertime environmental site cleanup briefly mentioned in the RFQ, the scope/excavation depth of which is unknown to us/yet to be determined. The requested site design work will need to follow the cleanup, because the Town/consultants do not know what the site will look like after the cleanup, which is likely



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to have significant impacts on the existing site topography, and the subsequent proposed site layout/infrastructure design. For example, designing the proposed grading and drainage before/during the upcoming cleanup, could waste a lot of grant funding, as we do not currently know what the pre-construction site will look like, until after the cleanup is completed. Prior to and during the upcoming cleanup, which is currently being handled by Town staff, and about which we do not have any information at this time, Engineer Mountain Inc. is available to meet with the Town staff, if desired, for the purpose of any general civil engineering future infrastructure advice. After the upcoming cleanup is complete, and a new post-cleanup topographic site survey is prepared, that is when the civil engineering site layout, proposed infrastructure, and proposed grading and drainage design work can begin. Additional information regarding the scope of services that can be provided by Engineer Mountain Inc. is contained within the proposal previously prepared for this project, dated November 30, 2023.

(2) Tom Harrison PE of Trautner Geotech (Durango).

Trautner Geotech is available to provide a subsurface investigation for this site, as well as the corresponding geotechnical engineering design/construction recommendations. Additionally, if the Town would like to have any natural hazard and/or geohazard evaluation(s), Trautner Geotech has experience with that type of work. The geotech drilling work should occur after the TBD summertime cleanup project is completed, but before deep snow is present at the site.

(3) Tucker Sittner PE of Sittner Structural (Durango).

Sittner Structural is available to design any unknown/TBD proposed site retaining wall(s), if that service is eventually deemed necessary by the Town. With a proposed summertime environmental site cleanup mentioned in the RFQ, we do not know what the site topography might look like after that cleanup, and proposed retaining wall(s) may or may not be necessary.

(4) Dirk Hatter LS (and Ken Schaaf LS) of Southwest Land Surveying LLC (Delta).

Ken Schaaf and Dirk Hatter of Southwest Land Surveying are available to provide surveying, placement of property corner pins, and to collect/draft the post-cleanup topographic contours necessary for the requested design services. The site will need to be surveyed after completion of the environmental cleanup, so that we will all know what we are "starting with" as "existing," prior to the proposed site layout/engineering design work.

Prior to the cleanup it was recommended in March that the two separate Lots (1 and 32) should be conjoined through a Proposed Lot Consolidation. At present, the project site is comprised of two non-contiguous Lots, which have a strip of land between them which is owned by another party, which is assumed by Engineer Mountain Inc. to be the County, but could potentially be San Miguel Power Association and/or Tri-State. For the environmental cleanup permitting, the two Lots should probably be conjoined into one, along with the third separately-owned parcel between them, so that the entity/applicant responsible for the cleanup is the official property owner of all of the proposed cleanup land. The RFQ does not mention any Lot Consolidation, so that hasn't been included in the cost of the surveying work described within this proposal. Any future construction staking that the Town may desire at



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a later date, during installation of proposed TBD site infrastructure, is also not included in the estimated surveying costs described herein. Southwest Land Surveying currently possesses the surveying knowledge of the various existing recently-negotiated San Miguel Power Association and Tri-State significant-width overhead electric service line and high voltage transmission line issues, ownership under those existing lines, and/or easements, research of which is necessary to begin designing the post-cleanup proposed site layout, and the proposed site infrastructure. Likewise, the access to the site, which is the existing road going past the boxcar, is off of the project site, and it may or may not be included/significantly changed in topography, during the environmental cleanup. Off-site surveying needs are unknown at this time. If the existing road is part of the cleanup, it will need to be re-topo'ed after the cleanup, because it provides access to Lot 1 and Lot 32. We would reiterate that we recommend that the Town should consider an upfront Lot Consolidation at this time, of (1) the road going by the boxcar, (2) the strip of land currently owned by others which exists between Lot 1 and Lot 32, (3) Lot 1, and (4) Lot 32, to combine those four separate parcels into one large parcel, prior to the cleanup permitting/project, and prior to the requested engineering/surveying design work.

4. Qualifications/Experience/Credentials

The RFQ requests that we "provide qualifications and experience for projects of similar scope and size."

Our team is comprised of three Colorado-Licensed Civil Professional Engineers (PEs), one of whom is specifically experienced in Structural Engineering; and two additional consultants who are both Colorado-Licensed Professional Land Surveyors (LSs).

Lisa Adair PE has been working in the engineering and planning business since 1992.

Tom Harrison PE has been working in the Durango and Silverton area in the field of geotechnical engineering and geology since prior to 2002.

Tucker Sittner PE has been working in the profession of Structural Engineering for several decades in the Durango area.

Ken Schaaf LS and Dirk Hatter LS have been providing surveying services in this area for several decades.

Lisa Adair PE, Ken Schaaf LS, and Tom Harrison PE have provided various engineering and surveying services at the Anvil Mountain Subdivision for 21 years, since the County purchased the property in 2003.

Dirk Hatter LS joined Ken Schaaf LS in providing surveying services at the Anvil Mountain Subdivision approximately 10 years ago.

All of the design professionals included in this proposal have worked on projects similar in scope and size, in comparison to the Proposed Boxcar Apartments project, within this region of Colorado.

Some similar projects for Ken Schaaf, Tom Harrison, and Lisa Adair include the remainder of the Anvil Mountain Subdivision, such as the adjacent existing "County apartment buildings," and the "overall" subdivision infrastructure designed and installed in approximately 2010. Tom Harrison and Trautner Geotech have provided the geotechnical engineering services for the majority of projects in the Durango, La Plata, and Silverton areas for the past several decades. Tucker Sittner has worked at his own engineering company,



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and prior to that with Structural Engineer Dave Wilson in Durango, for several decades, on structural engineering plans for many projects/developments in the Durango/La Plata County area. Engineer Mountain Inc. has been involved in the majority of projects in Silverton and San Juan County since 2002, including 3 of the 4 existing Silverton affordable housing developments, grant-funded Town projects (such as the Molas Dam/water rights, and Public Works infrastructure upgrades), San Juan County Historical Society development/projects, civil engineering for the Silverton School rehabilitation project, proposed design/construction on many local mining claims, the Fox Farm Village 52-unit affordable housing subdivision located in Bayfield (and prior to 2002 provided engineering in/around Durango; 1996-2000 in the Aspen/Vail/Glenwood/Rifle/Meeker region; and engineering internships in 1992-1996 in Pennsylvania). Please let us know if you would like to see some examples of survey plats, geotechnical engineering reports, and civil/structural engineering design plans for past projects we have worked on, from each of the four separate engineering/surveying firms included in this proposal. Additionally, information about our four separate firms, and resumes for the consultants, are available upon request.

5. Approach

The RFQ requests that we "present the firm's design considerations and approach to delivering the project."

- We propose that this surveying/engineering design project should begin after the voluntary clean up (VCUP) project is completed. We understand that VCUP project may occur this summer/fall. The VCUP plans are unknown to us, but are expected to potentially create significant changes to the grading of the project site, which greatly affects the requested surveying, site design, and engineering services. Other portions of the Anvil Mountain Subdivision were left with holes approximately 10-15 feet deep after the cleanup, and in particular the roads (like the road that goes by the boxcar) were generally former railroad beds that were found to be constructed of deep contaminated fill, smelter slag, and rotted logs. For those reasons, we would recommend topo after the cleanup, of the boxcar access road (which is off-site), as well as Lot 1 and 32, and the strip of land between those two separate parcels (which is also off-site). If the soil surrounding/supporting the existing power poles end up being significantly undermined during the TBD cleanup, extensive coordination work with SMPA and/or Tri-State may be required of the Town staff/consultants, which is not mentioned in the RFQ, and therefore is not currently included in this proposal.
- We would recommend a Lot Consolidation prior to the cleanup, for permitting and cleanup construction purposes.
- We would recommend that after the cleanup is completed, a topographic survey should occur, prior to snowfall, which should include the then-existing topographic contours of the off-site access road post-cleanup, which appears to be owned by others at this time, as well as topo of the off-site strip of land, owned by others, between Lot 1 and Lot 32, and topo of the project site which is two separate parcels called Lot 1 and Lot 32. Surveying after snowfall would be possible, but typically costs more and the snow obscures ground surface features.

- Prior to deep snow, we would recommend Trautner Geotech should mobilize their drill rig to the site to collect subsurface information. Geotech drilling after snowfall would be possible, but typically takes more time, which can cost more, and could necessitate pre-drilling site snow-plowing costs.
- Engineer Mountain Inc. is available to meet at any time with Town Staff if desired, regarding the TBD/unknown cleanup project, and how that coordinates with the future site layout, existing significant overhead electric lines/poles/guy wires, and future subsequent building footprints, and corresponding proposed site infrastructure design.
- After the cleanup project is completed, and the drilling occurs, and the site and surrounding adjacent land is surveyed, then the layout design and the corresponding site infrastructure design can begin. If the cleanup occurs in the summer and fall, then the surveying/engineering design work would follow the cleanup, making this a fall/winter or winter engineering project.
- The current conceptual site layout was prepared in 2022 by an architect from the Denver area. The layout shows the site (and adjacent off-site lands) being flat, whereas the site/area is not flat. The topography that will exist on and around the project site after the upcoming cleanup is unknown at this time. The current conceptual layout shows the proposed access road going around the boxcar, in a location where there is a steep slope, existing buildings, power pole, and guy wire, and existing above ground utility transformers. The proposed access road shown on the layout is off-site on a different parcel and does not appear to be buildable as shown (due to site constraints/existing buildings). The current conceptual layout appears to have no area for fire truck access/turnaround, nor any snow removal/storage. The current conceptual layout has no mention or depiction of the overhead SMPA electric lines, power poles, guy wires, nor the large lines/easement for the significant Tri-State high voltage transmission lines that are located at the site. A brief discussion with the surveyor indicates that nothing can be built within/under that 100 foot wide Tri-State easement. The current conceptual layout also shows the site as one big parcel, whereas in reality there is a strip of land, between the non-contiguous Lot 1 and Lot 32, which appears to be owned by others, presumably the County, but possibly owned/encumbered by SMPA and/or Tri-State. The conceptual layout has the middle of the apartment building across this strip of land owned by others, where there are currently overhead electric lines. The site layout, which shows one large proposed future apartment building, probably needs to be revised, to account for the actual site conditions/constraints, overhead lines, the property lines, a feasible adequate fire truck access route, and some room for snow removal/storage/parking. We have already prepared a rough sketch of a more likely future site layout, showing two future apartment buildings and a proposed loop road. However, that future site layout is not able to be further developed until we see what is left as "existing" after the cleanup.
- We are available to discuss cleanup details with Town staff if desired, because there are two levels of cleanup, one intended for future utility areas, like roads and utility mains, and the other, higher level of cleanup is intended for future residential usage. We are assuming that the entire project site, which would be the two separate, non-contiguous Lots, as well as the road going by the boxcar (off-site), and the strip of land between Lot 1 and Lot 32 (also off-site and owned by a different entity) will all be "cleaned up to residential standards." If not, then the cleanup plans will need to account for which areas are expected to be future roads/utilities, and which areas are expected to be under future



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building(s). At this time, if a cleanup is about to occur, we would recommend that following an immediate Lot Consolidation, a "cleanup to residential standards" occurs on the two Lots, as well as on the road going by the boxcar, and on the strip of other's land between the two Lots. We are assuming for the purposes of this proposal that the contaminated soil will be stored off site elsewhere, as piling it on site and designing a proposed on-site repository, meeting EPA requirements, is not currently included in this proposal.

- After completion of the summer cleanup, the autumn surveying, and the autumn geotech drilling, then the proposed conceptual site layout can be redesigned, taking into account for the site conditions/constraints, the existing overhead electric (SMPA/Tri-State) lines/poles/guy wires, and their TBD easements/restrictions, and the TBD post-cleanup site topography. We are expecting the project site can/should include two separate future apartment structures, and a proposed loop road going around them (which would provide better access than a proposed dead-end road for vehicular traffic flow, snow plowing, and fire truck/equipment). We would avoid designing the proposed site access in a way that would direct the future residents to have daily usage of the Shrine Road, which is along the uphill/property line of Lot 32, in order to avoid needing to revise the Shrine Road CDOT access permit for a proposed change of use/increase in traffic turn movements.
- After the proposed site layout is established, including rectangles for two future apartment building footprints, then we would work on designing a proposed loop road, including parking, with proposed utility mains under the road/site. We would expect that the existing SMPA overhead electric line (and poles/guy wires) might be able to be taken down and rebuilt underground. However, the Tri-State high voltage line is probably not moveable (due to cost and logistics). It appears the future buildings cannot be under or within 50 to 100 feet of the centerline of that Tri-State line, which will need to be researched, and could greatly affect the location of the future building footprint(s).
- Depending on the depths of overlot grading of the site and surrounding area which we are left to "work with" after the cleanup, we foresee a proposed site retaining wall could potentially be needed, along the Lot 32 property line/edge of the Shrine Road, and/or near the property line of Lot 1 alongside the proposed loop road. We have a Structural Engineer included in this proposal who is willing to design the wall(s) for this site, if necessary/as determined by the Town.
- The proposed layout and infrastructure design could possibly be dictated in part by the currently-unknown presence of "ferricrete" at/around the project site, which can vary between a soil consisting of gravel-and-cobbles in an iron-cemented sand matrix, to a solid, hard, sandstone conglomerate bedrock (sometimes requiring a rock hammer or blasting at this Subdivision). The TBD "ferricrete" will be considered, during the site layout and proposed infrastructure design, in order to reduce financially-unfeasible costs such as extensive blasting.
- The proposal previously prepared by Engineer Mountain Inc. dated November 30, 2023, provided a specific/detailed list of anticipated work tasks, and included an estimation of the following general design costs, for the four firms associated with this proposal:

Engineer Mountain Inc. (site layout, infrastructure design, civil engineering)	\$ 49,600
Trautner Geotech (drill rig, geotech report)	\$ 12,000
Southwest Land Surveying (minor surveying work needed for site design)	\$ 5,000
Sittner Structural (possible proposed site retaining wall design)	\$ 10,000



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At this time, based on the information in the current RFQ document, we would add the following additional anticipated work tasks and associated estimated costs:

Increase of surveying work, due to the need to redo the topographic survey after the upcoming summertime cleanup project, potentially adding an additional estimated \$5,000 for Southwest Land Surveying. \$ 5,000

Requested coordination with Town/regulatory agencies, and SMPA/Tri-State, regarding the TBD cleanup project, and regarding the existing/proposed electric utilities, potentially adding an additional estimated \$5,000 for Engineer Mountain Inc. \$ 5,000

Please refer to the previously submitted proposal dated November 30, 2023, prepared by Engineer Mountain Inc. for additional/background information.

As of the writing of this proposal document on June 2, Trautner Geotech is planning to prepare their standard Proposal document/contract, which they require in order for their geotech engineering firm to begin work, which I plan to attach to this document.

Ken Schaaf and Dirk Hatter of Southwest Land Surveying have verbally estimated for me, by phone this week, that their estimated cost for surveying would be approximately \$10,000 as described above (not including any recommended Lot Consolidation, nor any future construction staking), and they've provided a "rate sheet" today, which I will attach to this document.

Tucker Sittner of Sittner Structural verbally confirmed in November 2023 that if we end up needing a proposed retaining wall design for this site, TBD after the summertime cleanup, his estimated costs for Structural Engineering of a basic retaining wall could be approximately as described above, at \$10,000. He wrote an email last week summarizing his availability/willingness to work on this project, which I will attach to this document.

Each of these four firms is a separate entity, each is owned by a separate Professional Engineer (PE) or Licensed Surveyor (LS), and each would be responsible for their own contract negotiations/billing directly with the staff of the Town of Silverton.

The estimated costs described above are only an estimate, and the RFQ does not specify that this proposal should be prepared as a "Not To Exceed" bid.

Regarding Engineer Mountain Inc., the requested design work, described in this proposal, and within the previously prepared proposal dated November 30, 2023, would be provided as needed and as requested by the Town, on a "time and materials" basis, at a rate of \$100 per hour. Any required 8.5x11/11x17 copies/printing is billed at a flat rate of \$0.25 per page (regardless of paper size, or black-and-white/color). Any supplies that may be required, such as 11x17 and/or 24x36 plans printed in Durango, are billed "at cost" with zero markup. Mileage is charged by Engineer Mountain Inc. at the current IRS rate with zero "markup" (the current 2024 IRS mileage reimbursement rate is \$0.67 per mile).

For the costs associated with Trautner Geotech, please refer to their forthcoming proposal document, which they plan to provide me with tomorrow (Monday June 3), and upon receipt I will attach it to this document, for your review.

For the estimated surveying costs, please refer to the two-page "rate sheet" recently provided by Southwest Land Surveying (attached).



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Regarding insurance, I have inquired with the three engineering/surveying firms (Trautner Geotech, Sittner Structural, and Southwest Land Surveying) that all three currently possess insurance for the respective types of work that they do. The RFQ states "The successful proposer shall have their insurance company send the Deputy Clerk a currently in-force Certificate of Insurance which indicates the insurance coverage has been obtained, including professional liability, which meets *the minimum requirements as may be set forth in the written contract with the Town.*" Professional Liability insurance for the small Colorado S-Corp Engineer Mountain Inc. which is currently providing low-liability "planning" work is much less costly than Professional Liability (typically also accompanied by separate Errors and Omissions "E&O" Insurance) for civil/site engineering. Including working with soils, foundations, septic systems, and retaining walls, those insurances were approximately \$9,000 annually for Engineer Mountain Inc. in 2019 (prior to a 3.5-year employment as the Town/County Planning Director). Depending on the details/length of time of the currently-unknown specific insurance requirements desired by the Town, or perhaps a site-specific "rider" that the Town might want to see "*as may be set forth in the written contract with the Town,*" the upgraded insurance for Engineer Mountain Inc. has the potential to be approximately \$15,000 (on an annual basis). The specific insurance requirements desired by the Town can be briefly discussed/further defined, so at least one "quote" can be obtained, and based on those requirements/quotes, if the desired insurance ends up being cost-prohibitive, then the Engineer Mountain Inc. portion of this proposal would be rescinded. To verify that all four of the separate firms described in this proposal can meet the Town's currently-unknown insurance requirements for this project, we will need to know the specifics of what coverage(s) the Town might want, other than the Professional Liability mentioned in the RFQ, and for what time frame/how many years. (For example, any potential "riders" that might cover Town employees who could potentially be injured on the project site, whereas that would likely already be covered by the Town Workers Comp Insurance through CIRSA). If you decide to proceed further with this proposal, insurance details/certificates can be discussed/provided as needed, from the four separate engineering/surveying firms included within this proposal, for your review.

6. References

The RFQ states "provide at least 2 references who can attest to your experience providing engineering services for projects of similar scope and size."

- (1) Willy Tookey, San Juan County Colorado Administrator, (970) 387-5766.
- (2) Pete Maisel, Maisel Excavation LLC, (970) 759-9291.
- (3) Anthony Edwards, Attorney/Municipal Judge, (970) 417-0610.
- (4) John Sites, Public Works Director, (970) 946-6839.

Additional references for Engineer Mountain Inc., and/or separate additional references for Southwest Land Surveying, Trautner Geotech, and Sittner Structural, are available upon request.



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7. Additional Data

Attached to this proposal I am including the previous proposal for this project, which was prepared by Engineer Mountain Inc. dated November 30, 2023, as well as the documents recently received from the three other engineering/surveying firms described herein.

Please contact Engineer Mountain, Inc. if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lisa M. Adair".

Lisa M. Adair, PE
Engineer Mountain, Inc.

Cc: Tom Harrison, Dirk Hatter, Tucker Sittner, Ken Schaaf.



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November 30, 2023

Town of Silverton
1360 Greene Street
Silverton, Colorado 81433

Subject: Proposal for Engineering Services, Proposed Site Development Design Plans for Future Affordable Housing Apartments, Lots 1 and 32, Anvil Mountain Subdivision, near Silverton, in San Juan County, Colorado.

Dear Town of Silverton Staff:

This letter is a Proposal for Engineering Services for site development design plans for Lots 1 and 32 in the Anvil Mountain Subdivision located near Silverton in San Juan County, Colorado.

Lots 1 and 32 are currently vacant, located within the existing affordable housing subdivision called Anvil Mountain Subdivision, accessed via 5th Street in Silverton. Lots 1 and 32 are adjacent to an existing historical interpretive site, which features a historic, restored, railroad boxcar, and tree lined pedestrian trail.

The Town of Silverton is requesting engineering plans to develop the site infrastructure, with the purpose of future proposed affordable rental apartment buildings intended for the Silverton workforce. No structures are proposed at this time.

This Proposal is based on our review of the following items you have provided:

- Color drawings titled "Silverton Master Plan Predevelopment Concept Apartments"
- Housing needs document entitled "CHFA Silverton Final Report"
- One page plan sheet titled "Anvil Massing Studies"
- One page Survey Plat titled "Anvil Mountain Subdivision Set Backs"
- Floodplain Map

This Proposal has been prepared based on the following general scope of work you described as: *"services for engineering documents and plans for site readiness, utility plans, grading and drainage design and plans... road, parking, access... geotech... site surveys... infrastructure... plans for sewer and water... electrical, broadband, propane..."* for *"a planning grant application for engineering drawings"* for a *"More Housing Now grant"* application.

In addition to our Professional Engineer civil engineering firm Engineer Mountain Inc., we have recommended use of the following project consultants:

- a Professional Licensed Surveyor for the anticipated surveying work,
- a Structural Engineer for the anticipated proposed site retaining wall design,
- a Geotechnical Engineer for the necessary subsurface investigation and design recommendations.

On the following page we have included a spreadsheet of estimated engineering costs associated with site development. The scope of work includes design plans to prepare the site for future structures. In general the design plans would include determining the site layout, site plans, utility plans, grading and drainage plans, and construction details. It is assumed that the Town of Silverton staff will obtain any necessary planning permits. No structures are proposed at this time. The purpose of the requested engineering plans described in this Proposal is to design the site infrastructure on Lots 1 and 32, and someday in the future those Lots will be utilized for affordable housing. No structures are proposed at this time. It is anticipated that the site engineering work would occur April 2024 to June 2025.



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Engineer Mountain Inc. is available to assist you with this project, and has provided various engineering services at the Anvil Mountain Subdivision site since 2003. Engineer Mountain Inc. bills on a time and materials basis at \$100 per hour for Professional Engineer personnel and \$30 to \$60 per hour for various engineering technicians/administrative staff. For deliverables and expenses, such as supplies, mileage, and printing, for this community-benefit project we are willing to charge "at cost" without any markup. Please review the anticipated scope of work and associated estimated costs presented below.

PROPOSAL FOR PROFESSIONAL ENGINEER SERVICES BOXCAR APARTMENTS, LOTS 1 AND 32, ANVIL MOUNTAIN SUBDIVISION, NEAR SILVERTON ENGINEER MOUNTAIN INC. NOVEMBER 30, 2023		
ANTICIPATED SCOPE OF WORK	APPROX HOURS	ESTIMATED COST
Site visits, monthly meetings, coord. with SJDA, Town, County, Planning Commission, Town Bd., public Coord. with Licensed Surveyor to obtain plat of existing conditions and topographic contours Coord. with geotech egr firm, arrange plowing/drilling, and incorporate recommendations Determine retaining wall location(s) and coordination with Structural Engineer Project administration, invoicing, filing, clerical staff	104	\$ 10,400.00
Site layout development and revisions Site plan development Grading and drainage design Roadway design Water system, valves, and fire hydrant(s) design Sewer system and manholes design Coordination with Public Works Dept. and Town Engineer SGM regarding water, sewer, and roads Fire truck access/tunraround design and coordination with Fire Dept. Coordination with fire sprinkler company for water system main and taps sizing Electric design, coord. with SMPA and TriState, re moving existing overhead electric/poles, and esmts Propane design, NFPA regulations and coordination with Silverton LP Gas Co. Underground broadband conduit/internet design and coordination with Vero Broadband Lighting and landscaping requirements/design, including preservation of existing vegetation/topsoil Investigation work regarding location of cemented ferricrete affecting site design/costs Investigation regarding xref testing, wetlands, enviromental requirements Snow storage and plow access design Incorporation of existing boxcar historical interpretive site, coordination with SJCHS On site pedestrian access trail design including ADA accessibility Determine future structure building footprints and FFEs for grading and drainage design	174	\$ 17,400.00
Set up base drawings and plan sheet layouts in autocad Obtain/insert topo contours and survey data of existing conditions/utilities from Licensed Surveyor Autocad drafting of site layout and revisions Autocad drafting of site plans Autocad drafting of roadway plan and profile sheets Autocad drafting of grading and drainage improvements plans Autocad drafting of overall utility plans Autocad drafting of water system plans Autocad drafting of sewer system plan and profile sheets Autocad drafting of parking and vehicular access traffic circulation plan Autocad drafting of snow storage areas plan Autocad drafting of internet infrastructure plan Autocad drafting of propane infrastructure plan Autocad drafting of lighting and landscaping plan Autocad drafting of future building footprints and FFEs plan Autocad drafting of water system construction details sheets Autocad drafting of sewer system and manhole construction detail sheets Autocad drafting of roadway x-sections and grading and drainage details Autocad drafting of trail, pedestrian, and EMS access construction details Add proposed retaining wall(s) onto plans as designed by Structural Egr	166	\$ 16,600.00
Stormwater management plans and SWMP permitting documents Construction materials quantities, unit prices, and construction cost estimates	45	\$ 4,500.00
Estimated cost of printing plan sets at \$0.25 per page for monthly meetings	0	\$ 700.00
ESTIMATED TOTAL COST FOR REQUESTED PROFESSIONAL ENGINEER SERVICES	\$	49,600



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The previous page includes a spreadsheet of the anticipated scope of work for Engineer Mountain Inc. and associated estimated costs, for the requested design/engineering plans for Lots 1 and 32 in Anvil Mountain Subdivision.

We recommend that you also retain the following consultants for small portions of the site design work as needed and the following is an estimated cost for those specialists:

Colorado Professional Licensed Surveyor to obtain topographic contours required for the site grading and drainage design	\$5,000	(Surveyor)
Geotechnical Engineering firm with track rig, to obtain subsurface information, and cursory geohazard evaluation, and provide recommendations for utility trench, roadway, and site retaining wall designs	\$12,000	(Geotech)
Colorado Licensed Structural Professional Engineer to design anticipated proposed site retaining wall(s) which appears to be required for site access road/grading	\$10,000	(Structural)

Additionally you have noted that the Town Contract Engineer SGM is required to review the proposed infrastructure plans, and there will be a charge of approximately **\$2,000** for that review.

Therefore we anticipate that the cost to prepare construction-ready, approved site infrastructure engineering plans (not to include any future proposed structures) is the total of Engineer Mountain Inc.'s work (approximately \$49,600) plus the three consultants listed above (approximately \$27,000), plus a required Town Engineer review fee of \$2,000, which is an **estimated total of \$78,600**.

Thank you for considering Engineer Mountain Inc. for this community project.

Please contact Engineer Mountain, Inc. if you have any questions.

Sincerely,

Lisa M. Adair, PE
Engineer Mountain, Inc.