

BEAVER LAKES ESTATES 4 YEAR PLAN CAPITAL IMPROVEMENT BUDGET



1.0 Summary

5/15/2018

11/4/2018

Section	Description	Budget Amount	Approved Amount	Phasing				Phasing Comment
				FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Fiscal Year is April 30 to May 1
2.0	Equipment & Trucks	\$ 61,000	\$ 22,000					Accommodated in existing annual budget
3.0	Road Improvements	\$ -	\$ -					Accommodated in existing annual budget
4.0	Dam Improvements	\$ 72,380	\$ -	\$ 55,000	\$ 17,000			
5.0	Ditch Improvements	\$ 7,328	\$ -		\$ 7,328			
6.0	Mallard Road Construction	\$ -	\$ -					To be determined later
7.0	Cabin Exteriors	\$ 61,220	\$ -		\$ 30,000	\$ 31,220		
8.0	Cabin Interiors	\$ 5,896	\$ -					Accommodated in existing annual budget
9.0	Corral Improvements	\$ 1,027	\$ -					To be determined later
10.0	Sheds & Maintenance Yard Improvements	\$ 25,582	\$ -			\$ 8,000 *		May need new septic later - TBD * Pavements / utilities for Pole Building only at this time

Section	Description	Budget Amount	Approved Amount	Phasing				Phasing Comment
				FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Fiscal Year is April 30 to May 1
11.0	Equipment & Truck Pole Building	\$ 140,010	\$ -		\$ 25,000	\$ 40,000	\$ 80,010	
12.0	Gate Area Improvements	\$ -	\$ -					To be determined later
13.0	Water Rights Acquisition	\$ -	\$ -	\$ 5,000				Accommodations for legal and consulting fees to start water acquisition process
14.0	Campground Improvements	\$ 24,625	\$ -	\$ 24,625				
15.0	Fence Repairs	\$ -	\$ -					To be determined later
16.0	Lake Improvements	\$ 12,548	\$ -					To be determined later
Total All Items		\$ 411,616	\$ 22,000	\$ 84,625	\$ 79,328	\$ 79,220	\$ 80,010	
Cost per Owner based on 179 Owners			\$ 123	\$ 473	\$ 443	\$ 443	\$ 447	

BEAVER LAKES ESTATES 4 YEAR PLAN CAPITAL IMPROVEMENT BUDGET



2.0 Equipment & Trucks

Lead: Bob Dixon

[GO TO SUMMARY](#)

Date: 5/15/2018

Printed: 11/4/2018

Item No.	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
2.1	Road Grader				\$ 15,500		
	Notes: Pretty good shape and should last 10 years with maintenance. If we have to replace it will be in the \$80k to \$120k range						
	1 Hydraulics	1 ea	\$	5,000	\$ 5,000	5/24/18	Needs to be done asap
	2 Carbide cutting edges	1 ea	\$	4,500	\$ 4,500	5/24/18	Needs to be done asap
	3 Front plow hydraulics and mounts	1 ea	\$	6,000	\$ 6,000	5/24/18	By winter 2018. Use current dump truck plow.
	4			\$ -			
	5			\$ -			
2.2	Water Truck				\$ 3,500		
	Notes: Pretty good shape just needs maintenance over time						
	1 Maintenance	1 ea	\$	3,500	\$ 3,500	5/24/18	
	2	1 ea		\$ -			
	3			\$ -			
	4			\$ -			
	5			\$ -			
2.3	3/4 Ton Truck				\$ 3,000		
	Notes: Pretty good shape just needs maintenance over time						
	1 Repair Bed of Truck	1 ea	\$	3,000	\$ 3,000	5/24/18	Bed is rusting so needs sand blasted and painted
	2	1 ea		\$ -			
	3			\$ -			
	4			\$ -			
	5			\$ -			

Item No.	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
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2.4	Front End Loader				\$ 37,000		Needs to be replaced
	Notes: Current loader is one breakdown away from being scrap metal. Main use is loading material into our dump truck and Pushing back snow in heavy snow years. We should try and replace in next 2 years.						
	1 New Loader	1 ea	\$ 45,000	\$ 45,000			Purchasing through Minnesota company
	2 Transportation to Leadville	1 ea	\$ 3,000	\$ 3,000			
	3 Trade in on current Loader	1 ea	\$ (11,000)	\$ (11,000)			
	4			\$ -			
	5			\$ -			

2.5	Dump Truck				\$ 2,000		
	Notes: Dump Truck is not road worthy and is last priority. Delivery charges are \$150 per load so we should not expect to save that much if we hauled our own material. This is based on a \$35,000 minimum expense to buy a new dump truck.						
	1 Maintenance	1 ea	\$ 2,000	\$ 2,000			
	2	1 ea		\$ -			
	3			\$ -			
	4			\$ -			
	5			\$ -			

TOTALS		BUDGET AMOUNT		APPROVED AMOUNT	
	Subtotal		\$ 61,000		\$ 22,000
	Other Costs		\$ -		\$ -
	Permitting/Fees	0%	\$ -		\$ -
	Taxes		\$ -		\$ -
	Other		\$ -		\$ -
	Contingency	0%	\$ -		\$ -
	Total		\$ 61,000		\$ 22,000

BEAVER LAKES ESTATES 4 YEAR PLAN CAPITAL IMPROVEMENT BUDGET



3.0 Road Improvements

Lead: Floyd Strader

GO TO SUMMARY

Date: 5/15/2018
Printed: 11/4/2018

Item No.	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
3.1	Road Grading & Spreading				\$ -		
	Notes:						
	1 Fill		hrs	\$ -			
	2 Mag chloride treatment			\$ -			
	3			\$ -			
	4			\$ -			
	5			\$ -			
3.2	Culvert Replacement & Repairs				\$ -		
	Notes:						
	1 Culverts			\$ -			
	2			\$ -			
	3			\$ -			
	4			\$ -			
	5			\$ -			

Item No.	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
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TOTALS			BUDGET AMOUNT		APPROVED AMOUNT	
Subtotal			\$ -		\$ -	
Other Costs			\$ -		\$ -	
Permitting/Fees	0%		\$ -		\$ -	
Taxes			\$ -		\$ -	
Other			\$ -		\$ -	
Contingency	5%		\$ -		\$ -	
Total			\$ -		\$ -	

BEAVER LAKES ESTATES 4 YEAR PLAN CAPITAL IMPROVEMENT BUDGET



4.0 Dam Improvements

Date: 5/15/2018

[GO TO SUMMARY](#)

Printed: 11/4/2018

Item No	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
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4.1 Upper Lake Dam #1 (small) \$ 25,500

Notes:

ENGINEERING

1	Video Inspection of Outlet			\$	800		\$500 video + \$300 mobilization (possibly combine with Lower Lake?); Danny Higgins (720/537-7376) allprodrains@gmail.com
2	As-Built of Outlet			\$	3,000		Not requested, but will be; No record on file. Did not hear back from Bill Klauber with formal price, his verbal was \$2,500-\$3,000

FIELD WORK 2019

3	Prevent/fill rodent burrows on upslope side			\$	-		Mark
4	Remove willows and small aspen trees			\$	1,500		Mark, with some supplemental labor assistance; could be 2019 Summer/Fall Work Day
5	Cut small trench @ ponding seepage water (Page 2 of 6 on 2016 State Inspection)			\$	-		Mark
6	Place grouted rip rap @ spillway pipe discharge			\$	1,200		\$700 material + \$500 supplemental labor (Marty to work with Mark for the day)

MONITORING

7	Monitor wave action			\$	-		Mark, Marty, Karen - future budget for some riprap repair on Upper Lake
8	Ensure crest grading does not lead to erosion			\$	-		Mark
9	Monitor seepage on downstream slope			\$	-		Mark
10	Exercise gate valve routinely			\$	-		Mark, Marty - Required per CO State Inspection; recommendation to small open, close; slightly more, then close - just enough to exercise valve but not drain lake
11	Clear notch at Outlet			\$	-		Mark
12	Monitor Spillway during/after storms for clogs; clear leaves/debris			\$	-		Mark

Item No	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
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FUTURE WORK

13	Rip Rap Repair work			\$	4,000		Erosion control; \$4,000 guess ?
14	Replace 1957 era CMP drainage pipe			\$	10,000		Outlet pipe could be reaching end of useful life; \$10,000 guess? Water refill price?
15	Remove spillway pipe and construct open spillway with grouted rip rap across dam and down slope			\$	5,000		Piped spillways not allowed; \$5,000 guess?

4.2 Lower Lake Dam #2 (large) \$ 40,300

Notes:

ENGINEERING

1	Video Inspection of Outlet			\$	800		\$500 video + \$300 mobilization (possibly combine with Lower Lake?); Danny Higgins (720/537-7376) allprodrains@gmail.com
2	As-Built of Outlet			\$	3,000		Not requested, but will be; No record on file. Did not hear back from Bill Klauber with formal price, his verbal was \$2,500-\$3,000
3	Slope Re-Grading Sketch and Work Narrative			\$	-		Karen - per Juhn Hunyadi, State Dam Inspector, sketch ok (ILO engineered/stamped drawing)

FIELD WORK 2019

3	Prevent/fill rodent burrows on upslope side			\$	-		Mark
4	Remove willows and small aspen trees			\$	2,500		Mark, with some supplemental labor assistance; could be 2019 Summer/Fall Work Day
5	Re-Grade Upstream Slope Undercut from Erosion			\$	15,000		Estimate 150' ; grade, gravel base top with rip rap; Assumes \$5,150 in material and deliveries + \$4850 supplemental labor (Marty assist) + \$5,000 water fee to refill lake
6	Construct V-Notch Weir to Monitor Seepage			\$	2,500		Guesstimate; discuss sketch with Mark/Marty (can probably do this in-house, but will need materials)
7	Improve Access to Tower - Repair Catwalk			\$	1,500		Mark/Marty

Item No	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
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MONITORING

7	Monitor wave action			\$ -			Mark, Marty, Karen - minor, on-going; should be in great shape after rip rap repairs
8	Ensure crest grading does not lead to erosion			\$ -			Mark
9	Monitor seepage on downstream slope			\$ -			Mark; Reference 2019 CO State Dam Inspection; take seepage level readings in conjunction with lake level and record
10	Monitor Spillway during/after storms for clogs; clear leaves/debris			\$ -			Mark

FUTURE WORK

14	Repairs / Replacement of Existing 24" Concrete Outlet Pipe			\$ 10,000			Outlet pipe could be reaching end of useful life; \$10,000 guess? Water refill price?
15	Remove spillway pipe and construct open spillway with grouted rip rap across dam and down slope			\$ 5,000			Piped spillways not allowed; \$5,000 guess?

TOTALS		BUDGET AMOUNT		APPROVED AMOUNT	
Subtotal		\$	65,800	\$	-
Other Costs		\$	6,580	\$	-
Permitting/Fees	0%	\$	-	\$	-
Taxes		\$	-	\$	-
Other		\$	-	\$	-
Contingency	10%	\$	6,580	\$	-
Total		\$	72,380	\$	-

BEAVER LAKES ESTATES 4 YEAR PLAN CAPITAL IMPROVEMENT BUDGET



5.0 Ditch Improvements

Lead: Floyd Strader & Rich Boon

GO TO SUMMARY

Date: 5/15/2018
Printed: 11/4/2018

Item No.	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
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5.1	Ditch				\$ 6,979		
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Notes:	
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1	Clear brush and trees	24	hr	\$	12	\$	288	Guess
2	Dig out debris and regrade slopes.	24	hr	\$	12	\$	288	Guess
3	Clean culverts and replace as needed	8	hr	\$	12	\$	96	Assume no culverts need replacing
4	Reline with 6' wide membrane & seal joints and anchors - 2,640 length	15,840	sf	\$	0	\$	5,227	30 mil thick Reinforced Polyethylene https://www.westernliner.com/Aqua-30-coex-liner.html Aqua 30 Coext Costs 0.33/sf 6' x 2640' cut size - \$5,227.20 Freight to 80461 (about 2000 lbs) : \$696.25 Total Cost : \$5,923.45
5	Freight					\$	696	
6	Install liner	32	hr	\$	12	\$	384	Guess
7			cy			\$	-	

Aaron Erickson
Western Environmental Liner
A Division of Western AG Enterprises
8121 W. Harrison, Tolleson, AZ 85353
Direct Line : 623 414 4438
Office : 623 907 4034 ext 110
Fax : 623-907-4100

TOTALS		BUDGET AMOUNT		APPROVED AMOUNT	
	Subtotal		\$ 6,979		\$ -
	Other Costs		\$ 349		\$ -
	Permitting/Fees	0%	\$ -		\$ -
	Taxes		\$ -		\$ -
	Other		\$ -		\$ -
	Contingency	5%	\$ 349		\$ -
	Total		\$ 7,328		\$ -

Date: 5/15/2018

[GO TO SUMMARY](#)

Printed: 11/4/2018

Item No.	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
6.1	Roadway Preparation				\$ -		
	Notes:						
	1 Dig out existing unsuitable soils	hr		\$ -			
	2 Haul to new location	hr		\$ -			
	3 Erosion control fencing if needed	ea		\$ -			
	4			\$ -			
	5			\$ -			
6.2	Base Preparation				\$ -		
	Notes:						
	1 Culverts	ea		\$ -			
	2 Backfill material	cy		\$ -			
	3 Labor			\$ -			
	4			\$ -			
	5			\$ -			
6.3	Road Material				\$ -		
	Notes:						
	1 Road bed material	cy		\$ -			
	2 Rip rap on slopes and ditches			\$ -			
	3 Seed and planting / wetland restoration			\$ -			
	4 Labor			\$ -			
	5			\$ -			
TOTALS			BUDGET AMOUNT		APPROVED AMOUNT		
Subtotal			\$ -		\$ -		

Item No.	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
Other Costs			\$ -		\$ -		
	Permitting/Fees	0%	\$ -		\$ -		
	Taxes		\$ -		\$ -		
	Other		\$ -		\$ -		
	Contingency	5%	\$ -		\$ -		
Total			\$ -		\$ -		

BEAVER LAKES ESTATES 4 YEAR PLAN CAPITAL IMPROVEMENT BUDGET



7.0 Cabin Exteriors

Lead: Ken Berendt

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Date: 5/15/2018

Printed: 11/4/2018

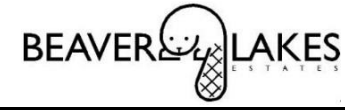
Item No.	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
7.1	Caretaker Cabin				\$ 18,562		
	Notes:						
	1 Power blast finish	3 hr	\$ 20.00	\$ 60			
	2 Chinking	1920 lf	\$ 2.25	\$ 4,320			
	3 Repair and fill gaps in foundations	1 ea	100.0	\$ 100			Rodent control, concrete patch and sealant
	4 Repair eaves and soffits	720 sf	\$ 1.31	\$ 945			Install plywood soffits covering rafters
	5 Repair windows	8 ea	\$ 75.00	\$ 600			Caulk, trim repair
	6 Caulking / sealants	1 ea	\$ 250.00	\$ 250			
	7 Stain wood siding	720 sf	\$ 2.20	\$ 1,584			
	8 Paint Trim and soffits	260 sf	\$ 2.50	\$ 650			
	9 Strip and replace roof with shingles	1120 sf	\$ 8.35	\$ 9,353			New sheathing and full ice and water shield
	10 Repair flues, flashing, vents etc.	1 ea	\$ 200.00	\$ 200			
	11 Porch rail replacement	1 ea	\$ 500.00	\$ 500			
7.2	Fishing Cabin				\$ 17,148		
	Notes:						
	1 Power blast finish	2.5 hr	\$ 20.00	\$ 50			
	2 Chinking	1470 lf	\$ 2.25	\$ 3,308			
	3 Repair and fill gaps in foundations	1 ea	100.0	\$ 100			Rodent control, concrete patch and sealant
	4 Repair eaves and soffits	590 sf	\$ 1.31	\$ 774			Install plywood soffits to lower future maintenance
	5 Repair doors and windows	8 ea	\$ 75.00	\$ 600			Caulk, trim repair
	6 Caulking / sealants	1 ea	\$ 250.00	\$ 250			
	7 Stain wood siding	720 sf	\$ 2.20	\$ 1,584			
	8 Paint Trim	260 sf	\$ 2.50	\$ 650			
	9 Strip and replace roof with shingles	950 sf	\$ 7.59	\$ 7,212			New sheathing and full ice and water shield
	10 Repair flues, flashing, vents etc.	1 ea	\$ 200.00	\$ 200			
	11 Porch rail replacement	1 ea	\$ 500.00	\$ 500			
	12 Accessible ramp & stairs	80 sf	\$ 24.00	\$ 1,920			

Item No.	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
7.3	Alpine Cabin				\$ 15,078		
	Notes:						
	1 Power blast finish	2.5 hr	\$ 20.00	\$ 50			
	2 Chinking	1470 lf	\$ 2.25	\$ 3,308			
	3 Repair and fill gaps in foundations	1 ea	100.0	\$ 100			Rodent control, concrete patch and sealant
	4 Repair eaves and soffits	590 sf	\$ 1.31	\$ 774			Install plywood soffits to lower future maintenance
	5 Repair doors and windows	8 ea	\$ 75.00	\$ 600			Caulk, trim repair
	6 Caulking / sealants	1 ea	\$ 250.00	\$ 250			
	7 Stain wood siding	720 sf	\$ 2.20	\$ 1,584			
	8 Paint Trim	260 sf	\$ 2.50	\$ 650			
	9 Strip and replace roof with shingles	950 sf	\$ 7.59	\$ 7,212			New sheathing and full ice and water shield
	10 Repair flues, flashing, vents etc.	1 ea	\$ 200.00	\$ 200			
	11 Replace front door	1 ea	\$ 350.00	\$ 350			
7.4	Miner's Cabin				\$ 6,319		
	Notes:						
	1 Power blast finish	2.5 hr	\$ 20.00	\$ 50			
	2 Chinking	1280 lf	\$ 2.25	\$ 2,880			
	3 Repair and fill gaps in foundations	1 ea	100.0	\$ 100			Rodent control, concrete patch and sealant
	4 Repair eaves and soffits	510 sf	\$ 1.31	\$ 669			Install plywood soffits to lower future maintenance
	5 Repair doors and windows	6 ea	\$ 75.00	\$ 450			Caulk, trim repair
	6 Caulking / sealants	1 ea	\$ 200.00	\$ 200			
	7 Stain wood siding	600 sf	\$ 2.20	\$ 1,320			
	8 Paint Trim	260 sf	\$ 2.50	\$ 650			
7.5	Sign In Booth				\$ 620		
	Notes:						
	1 Power blast finish	0.5 hr	\$ 20.00	\$ 10			
	2 Repair eaves and soffits	16 sf	\$ 1.31	\$ 21			Install plywood soffits to lower future maintenance
	3 Caulking / sealants	1 ea	\$ 25.00	\$ 25			
	4 Stain wood siding	192 sf	\$ 2.20	\$ 422			
	5 Paint Trim	8 sf	\$ 2.50	\$ 20			
	6 Strip and replace roof with shingles	16 sf	\$ 7.59	\$ 121			New sheathing and full ice and water shield
TOTALS			BUDGET AMOUNT		APPROVED AMOUNT		

Item No.	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
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			Subtotal	\$ 57,727	\$ -
			Other Costs	\$ 3,492	\$ -
	Permitting/Fees	1%	\$ 577	\$ -	
	Taxes		\$ -	\$ -	
	Other		\$ -	\$ -	
	Contingency	5%	\$ 2,915	\$ -	
			Total	\$ 61,220	\$ -

BEAVER LAKES ESTATES 4 YEAR PLAN CAPITAL IMPROVEMENT BUDGET



8.0 Cabin Interiors

Lead: Ken Berendt

[GO TO SUMMARY](#)

Date: 5/15/2018

Printed: 11/4/2018

Item No.	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
8.1	Caretaker's Cabin				\$ -		
	Notes:						
	1			\$ -			
	2			\$ -			
	3			\$ -			
	4			\$ -			
	5			\$ -			
8.2	Fishing Cabin				\$ 2,418		
	Notes:						
	1 Renovate bathroom			\$ 1,643			
	Toilet, sink, shower replacement		\$ 1,100				
	New wall finishes - wainscote or sim.		\$ 315				
	Floor tile		\$ 53				
	Lighting		\$ 50				
	Mirror, towel bars, etc		\$ 125				
	2 Replace door to bedroom with old front door			\$ 50			
	3 Enclose water heater in its own room			\$ 225			
	4 Appliance upgrades (?)			\$ 350			
	5 Countertops in kitchen upgrades			\$ 150			
	6 Furniture improvements/replacements			\$ -			
8.3	Alpine Cabin				\$ 2,418		
	Notes:						
	1 Renovate bathroom			\$ 1,643			
	Toilet, sink, shower replacement		\$ 1,100				
	New wall finishes - wainscote or sim.		\$ 315				

Item No.	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
	Floor tile		\$ 53				
	Lighting		\$ 50				
	Mirror, towel bars, etc		\$ 125				
2	Replace door to bedroom with old front door			\$ 50			
3	Enclose water heater in its own room			\$ 225			
4	Appliance upgrades (?)			\$ 350			
5	Countertops in kitchen upgrades			\$ 150			
6	Furniture improvements/replacements			\$ -			

8.4 Miner's Cabin **\$ 725**

Notes:

1	Enclose water heater in its own room	\$ 225
2	Appliance upgrades (?)	\$ 350
3	Countertops in kitchen upgrades	\$ 150
4	Furniture improvements/replacement	\$ -
5		\$ -
6		\$ -

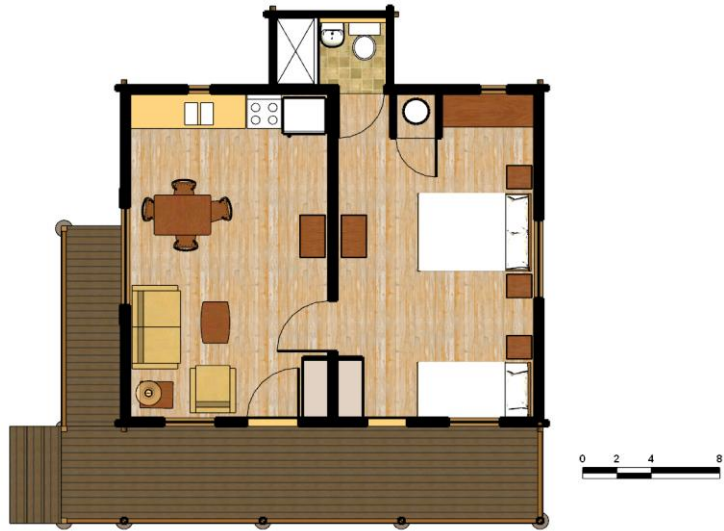
TOTALS		BUDGET AMOUNT	APPROVED AMOUNT
	Subtotal	\$ 5,560	\$ -
	Other Costs	\$ 336	\$ -
	Permitting/Fees 1%	\$ 56	\$ -
	Taxes	\$ -	\$ -
	Other	\$ -	\$ -
	Contingency 5%	\$ 281	\$ -
	Total	\$ 5,896	\$ -

8.0 Cabin Interiors

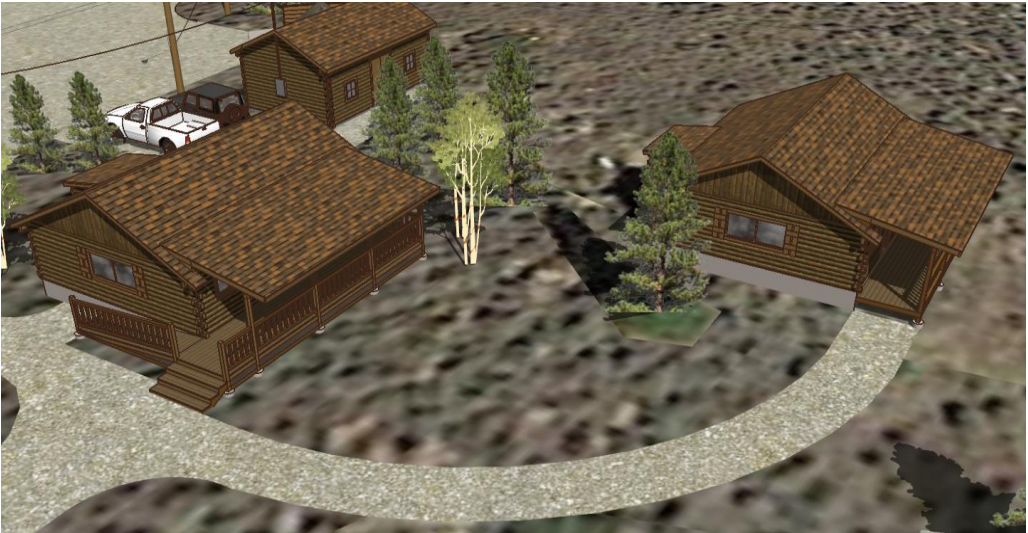
Lead: Ken Berendt

Date: 5/15/2018

Printed: 11/4/2018



FLOOR PLAN



AERIAL SHOWING RAMPS AND STEPS

BEAVER LAKES ESTATES 4 YEAR PLAN CAPITAL IMPROVEMENT BUDGET



9.0 Corral Improvements

Lead: Ken Berendt

[GO TO SUMMARY](#)

Date: 5/15/2018

Printed: 11/4/2018

Item No.	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
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9.1 Corral Enclosure \$ 400

Notes:

1	Repair fence and gate	1	ea	\$ 400	\$ 400
2	Improve site drainage away from lake		sf	\$ -	
3	Access drive gravel (?)		sy	\$ -	
4				\$ -	
5				\$ -	

9.2 Horse Shelter \$ 578

Notes:

1	Stabilize and repair	1	ea	\$ 250	\$ 250
2	Strip existing, patch and repair framing/sheathing and install new roll roofing	525	sf	\$ 0.63	\$ 328
3				\$ -	
4				\$ -	
5				\$ -	

TOTALS		BUDGET AMOUNT	APPROVED AMOUNT
Subtotal		\$ 978	\$ -
Other Costs		\$ 49	\$ -
Permitting/Fees	0%	\$ -	\$ -
Taxes		\$ -	\$ -
Other		\$ -	\$ -
Contingency	5%	\$ 49	\$ -
Total		\$ 1,027	\$ -

BEAVER LAKES ESTATES 4 YEAR PLAN CAPITAL IMPROVEMENT BUDGET



10.0 Sheds & Maintenance Yard Improvements

Lead: Ken Berendt

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Date: 5/15/2018

Printed: 11/4/2018

Item No.	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
10.1	Berm Construction (200' x 20' x 6')				\$ 5,050		
	Notes:						
	1 Fill material	444	cy	\$ 1.50	\$ 667		BLE stock
	2 Hauling & Spreading	24	hr		\$ -		BLE time
	3 Topsoil	98	cy	\$ 3.00	\$ 293		8" topsoil
	4 Trees	25	ea	\$ 150	\$ 3,750		
	5 Temporary irrigation set up	1	ea	\$ 100	\$ 100		Hoses to lot owner.
	5 Labor	16	hr	\$ 15	\$ 240		
10.2	Sand Bin				\$ 2,160		
	Notes:						
	1 Concrete				\$ 815		Size is 13' x 16' x 3'
	2 Timbers				\$ 755		
	3 Rebar				\$ 150		
	4 Fasteners				\$ 80		
	5 Labor	24	hr	\$ 15	\$ 360		Assistant
10.3	Storage Shed				\$ 5,642		
	Notes:						
	1 Power blast finish	2	hr	\$ 20.00	\$ 40		
	2 Chinking	1440	lf	\$ 2.25	\$ 3,240		
	3 Repair and fill gaps in foundations	1	ea	100.0	\$ 100		Rodent control, concrete patch and sealant
	4 Repair eaves and soffits	125	sf	\$ 3.41	\$ 425		Install plywood soffits to lower future maintenance
	5 Repair doors and windows	3	ea	\$ 25.00	\$ 75		Caulk, trim repair
	6 Caulking / sealants	1	ea	\$ 125.00	\$ 125		
	7 Stain wood siding	580	sf	\$ 2.20	\$ 1,276		
	8 Paint Trim	145	sf	\$ 2.50	\$ 361		

Item No.	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
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10.4

Gas Pump Improvements

\$ -

Notes:

Talk to Mark

1				\$	-
2				\$	-
3				\$	-
4				\$	-
5				\$	-

10.5

Pavements

\$ 10,387

Notes:

1	Road base for yard	222	cy	\$	36	\$	8,000	
2	Parking areas & walks at cabins	46	cy	\$	36	\$	1,667	
3	Curb stops	9	ea	\$	80	\$	720	Could use logs to look better
4				\$		\$	-	
5				\$		\$	-	

Item No.	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
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10.6

Landscaping

\$1,125

Notes:

1	Tree allowance	25	ea	\$	45	\$	1,125	Labor to transplant pines (3 hours each)
2						\$	-	
3						\$	-	
4						\$	-	
5						\$	-	

TOTALS		BUDGET AMOUNT		APPROVED AMOUNT	
	Subtotal	\$ 24,364		\$ -	
	Other Costs	\$ 1,218		\$ -	
	Permitting/Fees	0%	\$ -	\$ -	
	Taxes		\$ -	\$ -	
	Other		\$ -	\$ -	
	Contingency	5%	\$ 1,218	\$ -	
	Total	\$ 25,582		\$ -	

BEAVER LAKES ESTATES 4 YEAR PLAN CAPITAL IMPROVEMENT BUDGET



10.0 Cabins & Maintenance Yard Improvements

Lead: Ken Berendt

Date: 5/15/2018

Printed: 11/4/2018



EXISTING YARD



PROPOSED YARD 1



PROPOSED YARD 2

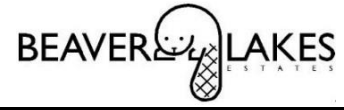


PROPOSED YARD 1



PROPOSED YARD 2

BEAVER LAKES ESTATES 4 YEAR PLAN CAPITAL IMPROVEMENT BUDGET



11.0 Equipment & Truck Pole Building

Lead: Ken Berendt

[GO TO SUMMARY](#)

Date: 5/15/2018

Printed: 11/4/2018

Item No.	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
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11.1 Maintenance Shed \$ 132,418

Notes:

1 Pole shelter without doors	3,024	sf	\$	44	\$ 132,418		Pole building with 5 - 14' x 40' deep bays
Site prep/grading	\$	1,500					72' X 42' overall
Foundations/slab	\$	39,740					Match existing structures
Building	\$	45,360					No doors - open shed
Siding - metal	\$	23,750					
Roofing - shingle	\$	19,800					
Electrical	\$	2,268					

11.2 Fence \$ 925

Notes:

1 Fence at Shed to Garage	50	lf	\$	18.50	\$ 925		To screen bone yard items
2					\$ -		
3					\$ -		
4					\$ -		
5					\$ -		

TOTALS		BUDGET AMOUNT	APPROVED AMOUNT
Subtotal		\$ 133,343	\$ -
Other Costs		\$ 6,667	\$ -
Permitting/Fees	0%	\$ -	\$ -
Taxes		\$ -	\$ -
Other		\$ -	\$ -
Contingency	5%	\$ 6,667	\$ -
Total		\$ 140,010	\$ -

BEAVER LAKES ESTATES 4 YEAR PLAN CAPITAL IMPROVEMENT BUDGET



12.0 Gate Area Improvements

Lead: ---

GO TO SUMMARY

Date: 5/15/2018
Printed: 11/4/2018

Item No.	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
12.1	Electric Gate Upper				\$ -		
	Notes:						
	1			\$ -			
	2			\$ -			
	3			\$ -			
	4			\$ -			
	5			\$ -			
12.2	Electric Gate Lower				\$ -		
	Notes:						
	1			\$ -			
	2			\$ -			
	3			\$ -			
	4			\$ -			
	5			\$ -			
12.2	Lighting Upper				\$ -		
	Notes:						
	1			\$ -			
	2			\$ -			
	3			\$ -			
	4			\$ -			
	5			\$ -			
12.2	Lighting Lower				\$ -		
	Notes:						
	1			\$ -			

Item No.	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
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2				\$ -			
3				\$ -			
4				\$ -			
5				\$ -			

TOTALS			BUDGET AMOUNT		APPROVED AMOUNT		
		Subtotal		\$ -		\$ -	
	Other Costs			\$ -		\$ -	
	Permitting/Fees	0%	\$	-	\$	-	
	Taxes		\$	-	\$	-	
	Other		\$	-	\$	-	
	Contingency	5%	\$	-	\$	-	
		Total		\$ -		\$ -	

BEAVER LAKES ESTATES 4 YEAR PLAN CAPITAL IMPROVEMENT BUDGET



13.0 Water Rights Acquisition

Lead: Karen Runowski

GO TO SUMMARY

Date: 5/15/2018

Printed: 11/4/2018

Item No.	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
13.1	Consulting Fees				\$ -		
	Notes:						
	1		ea	\$ -			
	2		sf	\$ -			
	3		sy	\$ -			
	4			\$ -			
	5			\$ -			
13.2	Required Improvements				\$ -		
	Notes:						
	1			\$ -			
	2			\$ -			
	3			\$ -			
	4			\$ -			
	5			\$ -			
13.3	Initial Fees and Ongoing Fees				\$ -		
	Notes:						
	1			\$ -			
	2			\$ -			
	3			\$ -			
	4			\$ -			
	5			\$ -			

Item No.	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
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TOTALS			BUDGET AMOUNT		APPROVED AMOUNT	
Subtotal			\$ -		\$ -	
Other Costs			\$ -		\$ -	
Permitting/Fees		0%	\$ -		\$ -	
Taxes			\$ -		\$ -	
Other			\$ -		\$ -	
Contingency		5%	\$ -		\$ -	
Total			\$ -		\$ -	

BEAVER LAKES ESTATES 4 YEAR PLAN CAPITAL IMPROVEMENT BUDGET



14.0 Campground Improvements

Lead: Ken Berendt

[GO TO SUMMARY](#)

Date: 5/15/2018

Printed: 11/4/2018

Item No.	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
14.1	Shower Building				\$ 1,053		
	Notes:						
	1 Paint and stain siding	315 sf	\$ 0.85	\$ 268			
	2 Interior improvements allowance	1 ea	\$ 75	\$ 75			
	3 Caulking / sealants	1 ea	\$ 200.00	\$ 200			
	4 Stain wood siding	600 sf	\$ 0.85	\$ 510			
14.2	Other				\$ -		
	Notes:						
	1 Pavement repairs			\$ -			
	2 Electrical posts upgrades and repairs			\$ -			
	3 Fire rings			\$ -			
	4 Picnic tables			\$ -			
	5			\$ -			
14.3	Septic Tank Replacement				\$ 21,500		
	Notes: Septic to service lodge, campground and Miner Cabin						
	1 Engineering & soil testing			\$ 3,000			
	2 Tank, field, piping, excavation, backfill & repair roads			\$ 18,500			
	3			\$ -			
	4			\$ -			
	5			\$ -			

Item No.	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
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14.4 Lodge Improvements

\$900

Notes:

1	Repair fireplace	1	ea	\$	200	\$	200	
2	Fix broken glass in windows	1	ea	\$	200	\$	200	
3	Kitchen improvements	1	ea	\$	500	\$	500	Counters, appliances, microwave...
4						\$	-	
5	Furniture & equipment					\$	-	

TOTALS		BUDGET AMOUNT		APPROVED AMOUNT	
Subtotal		\$ 23,453		\$ -	
Other Costs		\$ 1,173		\$ -	
Permitting/Fees	0%	\$ -		\$ -	
Taxes		\$ -		\$ -	
Other		\$ -		\$ -	
Contingency	5%	\$ 1,173		\$ -	
Total		\$ 24,625		\$ -	

BEAVER LAKES ESTATES 4 YEAR PLAN CAPITAL IMPROVEMENT BUDGET



15.0 Fence Repairs

Lead: ---

[GO TO SUMMARY](#)

Date: 5/15/2018

Printed: 11/4/2018

Item No.	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
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15.1 Fencing at Upper Gate

\$ -

Notes:

1 Fence	lf	\$ -
2 Posts	ea	\$ -
3 Labor	hrs	\$ -
4		\$ -
5		\$ -

15.2 Fencing at US Forest Service

\$ -

Notes:

1 Fence	lf	\$ -
2 Posts	ea	\$ -
3 Labor	hrs	\$ -
4		\$ -
5		\$ -

TOTALS		BUDGET AMOUNT	APPROVED AMOUNT
Subtotal		\$ -	\$ -
Other Costs		\$ -	\$ -
Permitting/Fees	0%	\$ -	\$ -
Taxes		\$ -	\$ -
Other		\$ -	\$ -
Contingency	5%	\$ -	\$ -
Total		\$ -	\$ -

BEAVER LAKES ESTATES 4 YEAR PLAN CAPITAL IMPROVEMENT BUDGET



16.0 Lake Improvements

Lead: Fishing Committee

[GO TO SUMMARY](#)

Date: 5/15/2018

Printed: 11/4/2018

Item No.	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
16.1	Drain Upper Lake for Invasive Fish Mitigation				\$ 2,350		
	Notes:						
	1 Shocking equipment for upper lake to mitigate sucker issue			\$ 750			
	2 Drag inlet at upper lake and reconstruct			\$ 1,200			
	3 Four gravel platforms for the west side of the upper lake			\$ 400			
	4			\$ -			
	5			\$ -			
16.2	Drain Lower Lake for Invasive Fish Mitigation				\$ 3,800		
	Notes:						
	1 Aerators for lower lake			\$ 3,500			
	2 Tree removal from south side of lower lake			\$ 300			
	3			\$ -			
	4			\$ -			
	5			\$ -			
16.3	MLower Lake iscellaneous				\$ 5,800		
	Notes:						
	1 Retain a biologist to advise us on maintaining a quality fishing environment (structure and weed control)			\$ 700			
	2 Culverts for upper and lower lakes			\$ 700			
	3 Additional funds for stocking per year			\$ 1,500			Per year
	4 Weed mitigation			\$ 500			Per year

Item No.	Description	Qty.	Unit	Total	Item Total	Approved Date	Comment
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5	Picnic tables for lower lake			\$ 400			
6	Patrolling - Security			\$ 2,000			Per year

TOTALS		BUDGET AMOUNT		APPROVED AMOUNT
Subtotal		\$ 11,950		\$ -
Other Costs		\$ 598		\$ -
Permitting/Fees	0%	\$ -		\$ -
Taxes		\$ -		\$ -
Other		\$ -		\$ -
Contingency	5%	\$ 598		\$ -
Total		\$ 12,548		\$ -