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# Navigating Capital Expenditure Projects

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Slide 2

# Welcome!

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Slide 3

# Agend

- What is SCS?
- What is a Cap EX project
  - The Big 3
- Typical process
- Our 3 step process
  - Evaluate
  - Procurement
  - Project Management

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The logo for SCS Site Consulting Specialists. It features the letters 'SCS' in a large, bold, serif font. Below 'SCS', the words 'SITE CONSULTING SPECIALISTS' are written in a smaller, all-caps, sans-serif font. At the bottom, the words 'CAP. EXPERTS' are written in a very small, all-caps, sans-serif font.

## About Our Company

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We are a full-service capital expenditure consulting firm. Our specialties include roofing, paving, ADA upgrades, siding, foundations and large project management. Our commitment is to **PROTECT** our clients.

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## What is Cap EX?

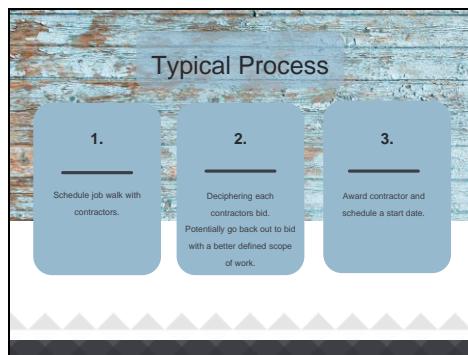


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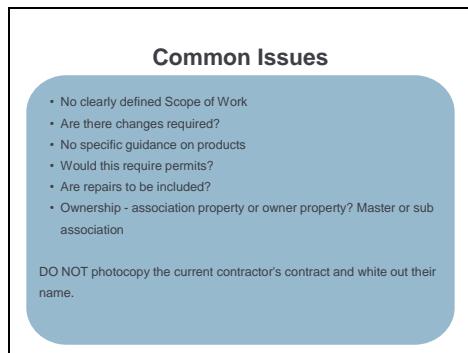
The Big 3

- Exterior Elements**
  - Siding & Painting
  - Deck & Balconies
- Roofing**
  - Sloped roofs
  - Flat Roofs
- Asphalt & Concrete**
  - Roadways
  - Parking lots
  - ADA accessibility

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<h1>Evaluation</h1>	
What do we do for evaluation?	
<h3>Siding &amp; Painting</h3> <ul style="list-style-type: none"><li>• Visual inspection</li><li>• Moisture testing</li><li>• Structural Engineer for decks &amp; balconies</li><li>• Intrusive inspection for dry rot.</li></ul>	<h3>Roofing</h3> <ul style="list-style-type: none"><li>• Visual inspection</li><li>• Intrusive testing</li><li>• Core samples</li></ul>
<h3>Asphalt &amp; Concrete</h3> <ul style="list-style-type: none"><li>• Visual Inspection</li><li>• Core samples</li><li>• Substrate compaction</li></ul>	<h3>Written Evaluation</h3> <p>A full written evaluation with current asset condition, pictures, and recommendations with estimated budget.</p>

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# Scope of Work

## Asphalt

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# Scope of Work

## Asphalt

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# Scope of Work

## Roofing

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SAMPLE Bid Comparison Spread Sheet—Lawn Bids: 20xx Season										
Item	COMBINATION A		COMBINATION B		COMBINATION C		COMBINATION D		Unit Total in \$s	
	Bidder Budget Qtr 1 (in \$s)	Bidder Bid Qtr 1 (in \$s)	Unit Total (in \$s)	Total (in \$s)	Unit Total (in \$s)	Total (in \$s)	Unit Total (in \$s)	Total (in \$s)		
Cartage	18	1,075	19,550	18	1,168	21,024	1,200	21,600	1,190	19,800
Fortnight	2	1,200	2,400	2	925	1,850	1,650	2,300	1,500	3,000
Broadband	1	1,250	1,250	1	950	1,900	1,900	2,520	1,620	3,240
Pre-emptive	1	1,300	1,800	1	980	1,960	1,700	1,420	1,620	800
Landscaping	1	1,300	1,350	1	1,000	1,000	1,350	1,500	1,620	1,620
Prepaid Mobile Entertainment	1	1,000	1,000	1	2,064	2,064	1,300	1,350	1,620	INCL
Priming Entertainment	1	200	200	1	235	235	N/A	N/A	150	150
Plane Entertainment	1	7,000	7,000	1	1,980	1,980	2,500	2,500	4,330	4,650
Total Bid Spread	3	150	450	1	130	190	100	300	175	721
TOTAL	\$14,450		\$11,211		\$19,500		\$16,180		\$27,816	

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Bid Comparison				
	Bid Items	Contractor 1	Contractor 2	Contractor 3
Bid Items				
1.1	Wood Siding Repairs	\$ 154,615.50	\$ 750,178.00	\$ 192,110.00
1.2	Privacy Fence Repairs	\$ 200-300 per location	\$ 12,897.00	\$ 5,913.00
1.3	Carport Repairs	\$ 29,325.00	\$ 83,970.00	\$ 80,075.00
2.1	Exterior Paint	\$ 172,752.00	\$ 148,933.00	\$ 295,900.00
<b>Totals</b>		<b>\$ 356,692.50*</b>	<b>\$ 516,968.00</b>	<b>\$ 582,988.00</b>
Alt 1.1	OSB Sheathing (per sheet)	\$ 315.00	\$ 72.00	\$ 78.00

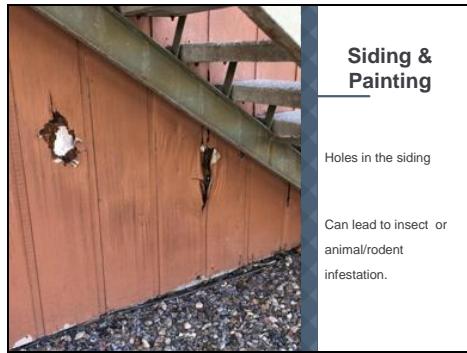
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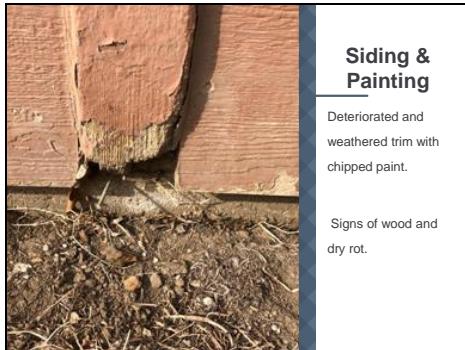
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Slide 18



Slide 19

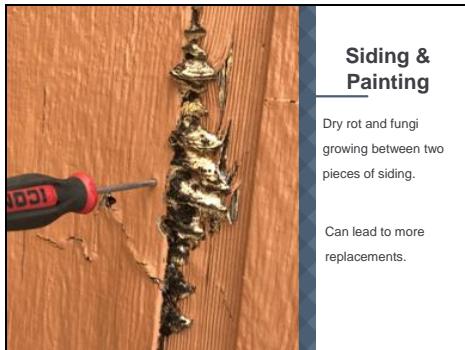


## Siding & Painting

Deteriorated and weathered trim with chipped paint.

Signs of wood and dry rot.

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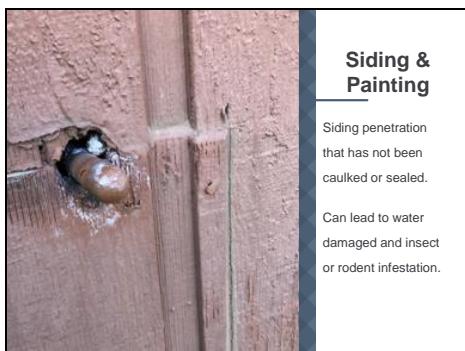


## Siding & Painting

Dry rot and fungi growing between two pieces of siding.

Can lead to more  
replacements.

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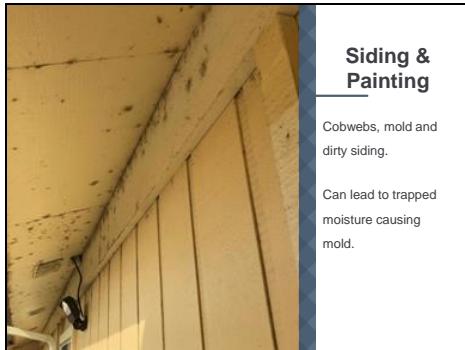


## Siding & Painting

Siding penetration  
that has not been  
caulked or sealed.

Can lead to water  
damaged and insect  
or rodent infestation.

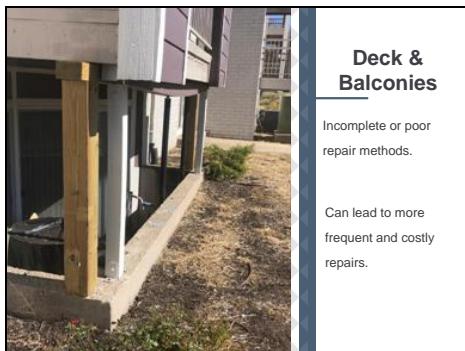
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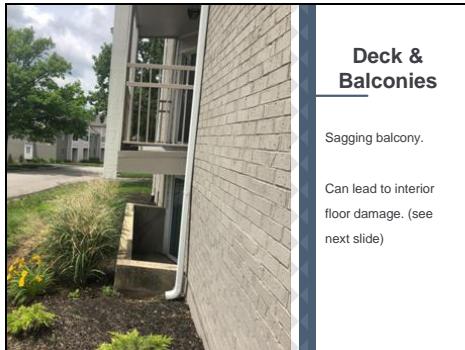
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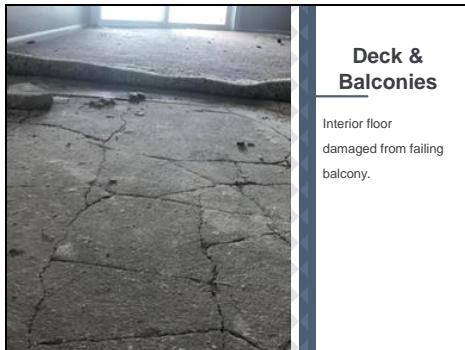


## Deck & Balconies

### Sagging balcony.

Can lead to interior  
floor damage. (see  
next slide)

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## Deck & Balconies

Interior floor  
damaged from failing  
balcony.

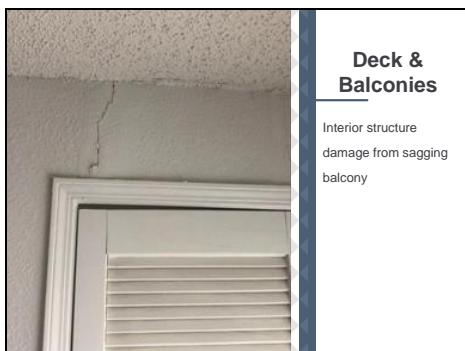
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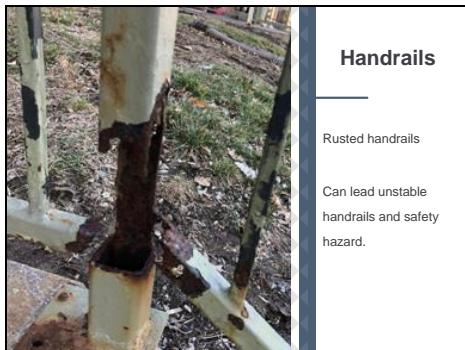
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## Deck & Balconies

Interior structure  
damage from sagging  
balcony

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## Handrails

## Rusted handrails

Can lead unstable handrails and safety hazard.

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## Deck & Balconies

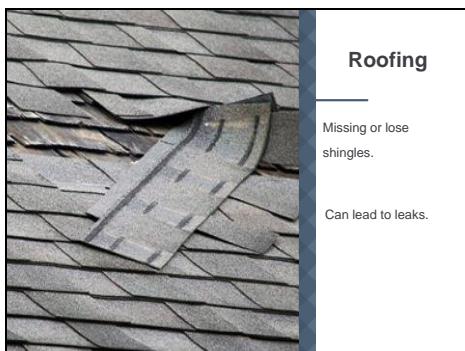
## How to make it last

- Routine maintenance
- Proper flashing & caulking at connection points.
- Regular waterproofing
- Proper water drainage

## Repairs

- Caulking
- Replacement Flashing
- Replace any dry rot

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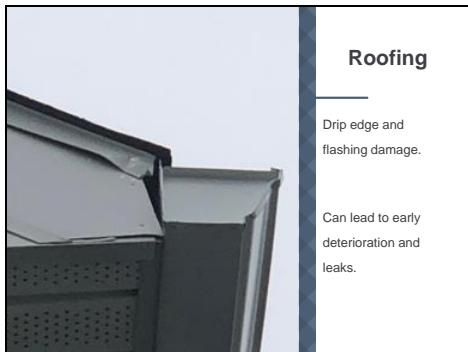


## Roofing

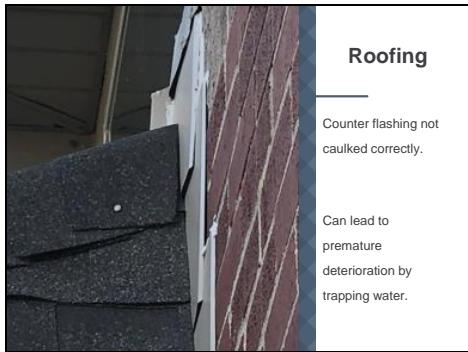
Missing or loose  
shingles.

Can lead to leaks

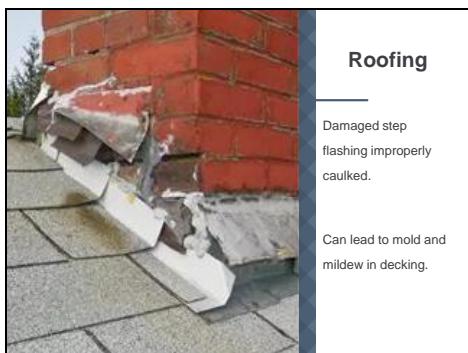
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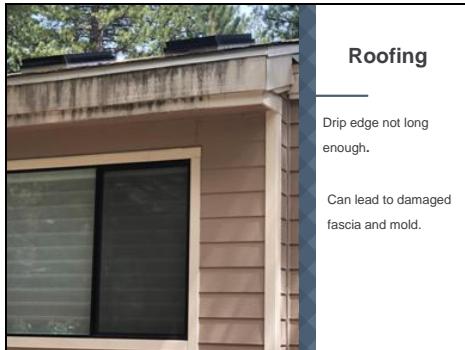
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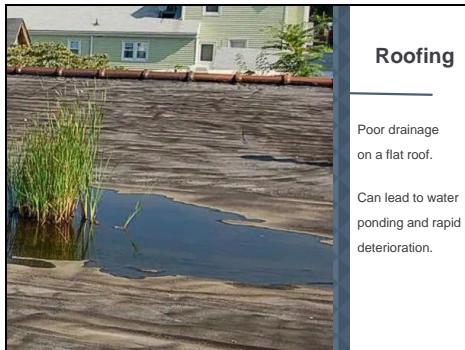
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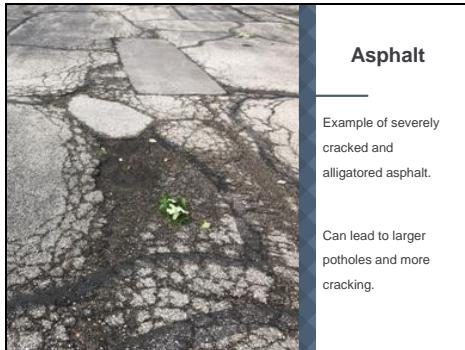
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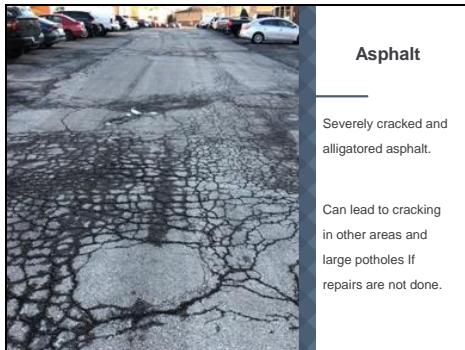


## Asphalt

Example of severely cracked and alligatorated asphalt.

Can lead to larger potholes and more cracking.

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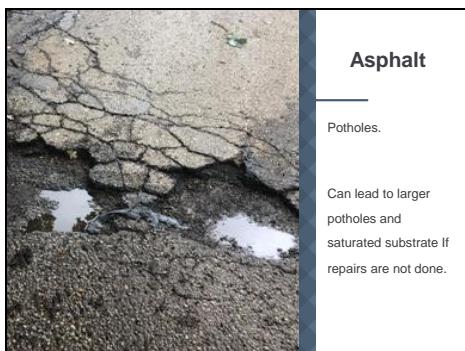


## Asphalt

Severely cracked and  
alligatorated asphalt.

Can lead to cracking  
in other areas and  
large potholes If  
repairs are not done.

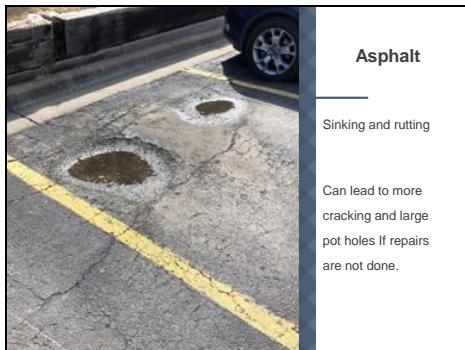
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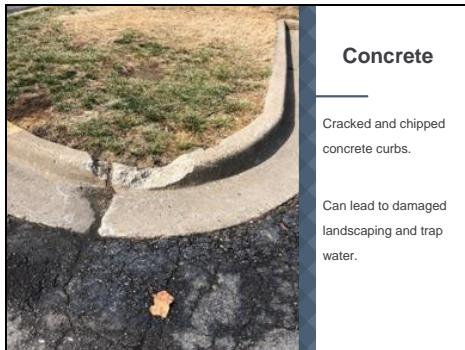
## Asphalt

Can lead to larger potholes and saturated substrate If repairs are not done.

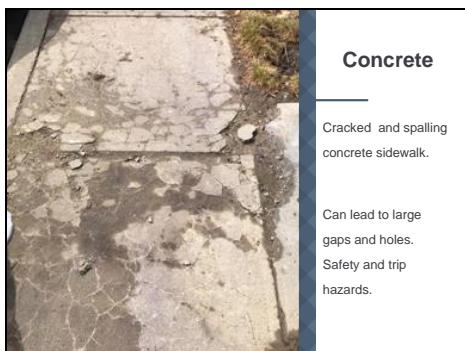
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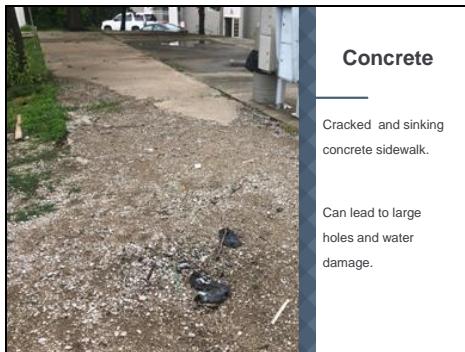
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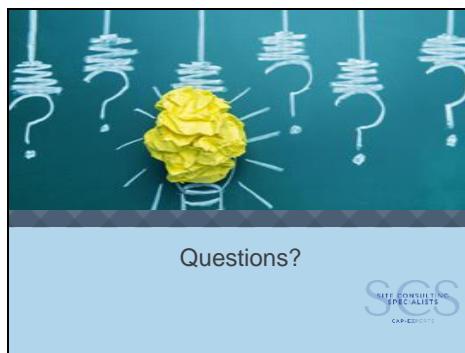
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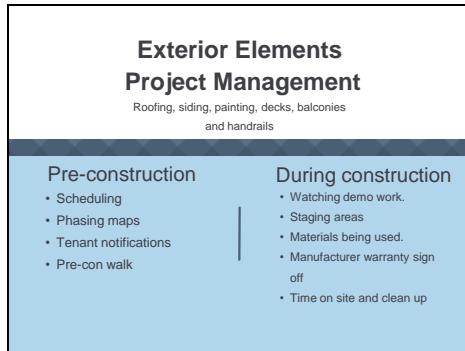
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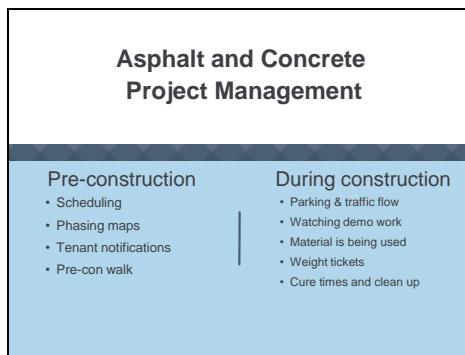
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Slide 48



Slide 49



Slide 50



Slide 51



Slide 52

