



MULTIFAMILY RENOVATION & RECONSTRUCTION

GAGE COMMERCIAL CONSTRUCTION



OUR STORY

Gage Commercial Construction is a full-service general contracting firm, headquartered in Austin, TX. Specializing in multifamily and commercial construction, our approach is rooted in extensive experience and a strong value system to serve our customer's demanding projects. Founded by brothers Richard and Robert Trepanier in 2014, Gage vows to serve our clients with the same expertise, passion, and quality that we'd provide to our own families.

What does it mean to be treated like family? At Gage, communication stands as a hallmark, and as a customer, you can expect high levels of customer service and expert project management from your first call to your final walk-through. Our team prides itself on working with quality subcontractors and vendors and we pledge that your property's needs will be handled by professionals who prioritize safety and efficiency.



WHY GAGE?

Multifamily construction can be a daunting process. Whether your property is in need of cosmetic upgrades or a complete remodel, you can rely on Gage to skillfully and efficiently manage your renovation projects from foundation to roof. You need honest and seasoned professionals by your side who understands the ultimate goal of your project is to increase the value of your investment.

At Gage, we work with quality subcontractors and vendors, guaranteeing your property's needs are handled quickly and efficiently. You'll be in the loop throughout every step of your project with daily progress reports, weekly calls, and clear insights.

Quality work, daily communication, and excellent customer service are why Gage rises above the competition.



POPULAR SERVICES



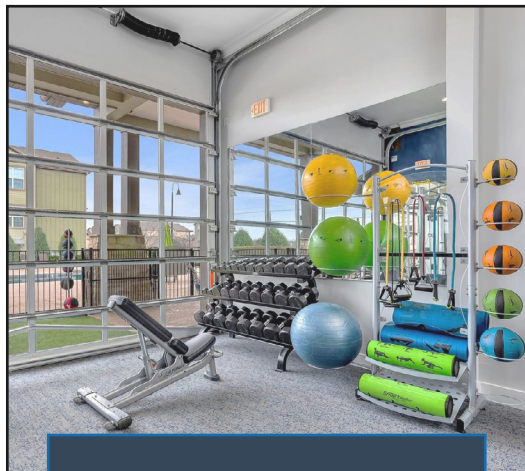
Interior Renovations



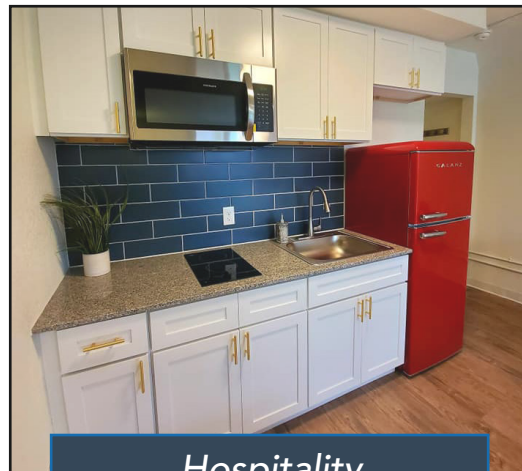
*Exterior Paint
& Carpentry*



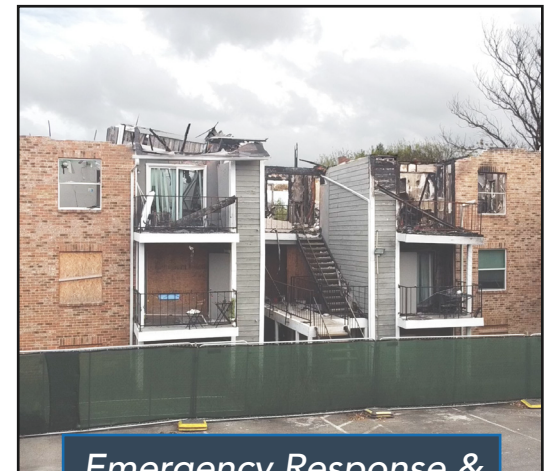
*Leasing Office
Upgrades*



Amenity Upgrades



*Hospitality
Conversions*



*Emergency Response &
Reconstruction*

INTERIOR BUDGETING GUIDE



ESSENTIALS

- Interior paint
- Keep existing cabinets
- Install laminate countertops
- New appliances (white)
- Install vinyl plank flooring in main areas & apartment-grade carpet in bedrooms

\$12.00 PER SF



STANDARD

- Interior paint
- Install new light fixtures & ceiling fans
- Paint existing cabinet boxes & fronts
- New undermount sinks in kitchen
- Install new kitchen & bathroom faucets
- New granite countertops
- New appliances (black)
- Install luxury vinyl plank flooring throughout

\$17.00 PER SF



PREMIUM

- Interior paint and/or wallpaper feature
- Install LED light upgrades / green products
- Lower bar-top to match existing kitchen countertop height
- Install new cabinets & cabinet hardware
- Undermount sinks in kitchen & bathrooms
- Install new luxury kitchen & bathroom faucets
- Install new ceramic backsplash
- New quartz countertops
- New stainless steel appliances
- Install luxury vinyl plank flooring throughout

\$21.00 PER SF

***Estimated cost per unit for interior renovations were calculated based on our vast project history and current market value of materials. All prices are subject to change due to project size, scope of work, inflation rates, location and project complexity.*

EXTERIOR UPGRADES



A first impression is everything. When it comes to multifamily properties, the condition of your building exterior says a lot. Damaged trim and peeling paint can propel a property into a lower investment class, potentially causing inspection issues, and turning-away prospective residents. Gage Commercial Construction can quickly and efficiently handle your properties exterior concerns including:

- Exterior paint
- Siding replacement
- Masonry repairs & installation
- Exterior carpentry
- Roofing repairs & replacement
- Structural repairs
- Paving & concrete
- Outdoor site amenity upgrades
- Grill station & pergola installation
- Pool upgrades
- Dog park installation
- Fence installation & repairs
- Playgrounds & community recreational spaces
- Lighting upgrades & security lighting
- Landscaping



DUE DILIGENCE SERVICES

Due Diligence is the investigation of the current physical and financial conditions of an apartment community. The analysis of data collected during the due diligence process assists the buyer in determining the direction of the transaction, confirms operating assumptions and expenses, adjusts any value-add CapEx budgeting, and allows the buyer to determine if the property fits their investment guidelines.

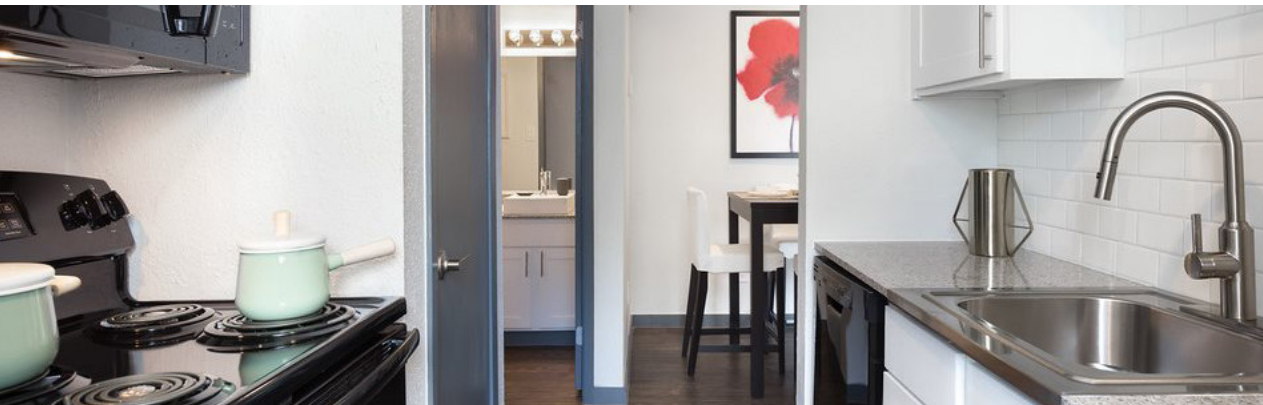
The financial investigation traditionally is handled by a property management firm and our team will assist you with inspecting of the physical condition of the property. Our team will look at every nook and cranny, leaving with a detailed list of repairs and replacements needed.

Upon completion of the inspection we will provide:

- Executive summary of our findings
- In-depth condition reports
- Photos of all unit interior & exterior findings
- Detailed CapEx renovation proposal/budget

INSPECTION ITEMS INCLUDE:

- Property exterior conditions
- Downspout & gutter conditions
- Exterior carpentry & siding conditions
- Masonry conditions
- Window & door conditions
- Exterior mechanical system review
- Property railing, staircase, & landing conditions
- Parking lot conditions
- General unit tours & condition assessments
- Property pet occupancy
- Pest infestation status
- Organic growth
- Fire notification & suppression systems
- Evidence of leaks
- Local municipality code violation & permit histories
- Environmental site assessment
- Roofing system inspection & assessment
- Plumbing system inspection
- Electrical system inspection
- Property lighting assessment
- Pool inspection
- Foundation inspection
- Retention pond inspection



FIRE RECONSTRUCTION



When disaster strikes, Gage Commercial Construction will guide you every step of the way. We have the resources to respond and mobilize 24/7 to secure your property and prevent existing damage from escalating.

You can rely on our team to reconstruct your property and restore value to your investment, regardless of the severity of damage. Our team can assist you with the complex process of safely securing your property, navigating insurance claims, architectural plans, permits, inspections, and through property reconstruction.





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