

Client: 16800A Las Sendas Office Condominiums

Comp #: 201 Parking Lots - Resurface

Quantity: Approx 11,930 Sq Ft

Location: Front and rear sides of the building

Evaluation: Parking lot asphalt will be installed during 2008. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:
20 years

Remaining Life:
20 years

Photo Not Available

Best Case: \$17,900.00
\$1.50/Sq Ft; New topcoat/overlay

Worst Case: \$23,850.00
\$2.00/Sq Ft; Higher estimate for more labor and material

Cost Source: ARI Cost Database

Comp #: 202 Parking Lots - Seal/Repair

Quantity: Approx 11,930 Sq Ft

Location: Front and rear sides of the building

Evaluation: New asphalt should be sealed approximately 12-months after installation. Therefore, the remaining life of this component is 1-year to schedule the initial seal during 2009 even though the asphalt has not been installed yet. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

Useful Life:
4 years

Remaining Life:
1 years

Photo Not Available

Best Case: \$1,310.00
\$0.11/Sq Ft; Estimate to seal coat

Worst Case: \$1,550.00
\$0.13/Sq Ft; Higher estimate, includes minor patching

Cost Source: ARI Cost Database

Client: 16800A Las Sendas Office Condominiums

Comp #: 300 Carports - Repair

Quantity: Approx 650 Sq Ft

Location: Parking lots

Evaluation: There will only be two 2-car carports installed. Structures will have corrugated metal roofs. There is no expectancy to completely replace the roofs. This component provides an allowance for future repairs.

Useful Life:
10 years

Remaining Life:
10 years

Photo Not Available

Best Case: \$650.00
\$4.00/Sq Ft; Allowance to replace 25% of the total

Worst Case: \$810.00
\$5.00/Sq Ft; Higher allowance to replace 25%

Cost Source: ARI Cost Database

Comp #: 310 Trash Gates - Replace

Quantity: (4) Gates

Location: Parking lots

Evaluation: Trash enclosure gates typically receive frequent use and abuse. Replacement cost will vary depending on the size and quality of gates installed.

Useful Life:
18 years

Remaining Life:
18 years

Photo Not Available

Best Case: \$2,200.00
\$550/Gate; Estimate to replace

Worst Case: \$2,800.00
\$700/Gate; Higher estimate

Cost Source: ARI Cost Database

Client: 16800A Las Sendas Office Condominiums

Comp #: 320 Pole Lights - Replace

Quantity: (4) Pole Lights

Location: Front and rear parking lots

Evaluation: Parking lot pole lights will be installed during 2008. Plans indicate poles will be 15' high with 175-watt fixtures. Long life expectancy under normal circumstances. Replacement costs will vary depending on the style and quality of fixtures and poles purchased.

Useful Life:
30 years

Remaining Life:
30 years

Photo Not Available

Best Case: \$8,000.00
\$2,000/Light; Estimate to replace

Worst Case: \$10,400.00
\$2,600/Light; Higher estimate

Cost Source: ARI Cost Database

Comp #: 324 Wall Lights - Replace

Quantity: (6) Light Fixtures

Location: Mounted at front and rear building entrances

Evaluation: Decorative wall mounted light fixtures will be installed at the building entrances during 2008. Future replacement should be anticipated to update the appearance and to maintain uniformity. Replacement cost will vary depending on the quality and style of fixture purchased.

Useful Life:
20 years

Remaining Life:
20 years

Photo Not Available

Best Case: \$1,200.00
\$200/Light; Estimate to replace

Worst Case: \$1,560.00
\$260/Light; Higher estimate

Cost Source: ARI Cost Database

Client: 16800A Las Sendas Office Condominiums

Comp #: 405 Park Furniture - Replace

Quantity: Approx (9) Pieces

Location: Adjacent to rear building entrance

Evaluation: Landscape plans indicate there will be an outdoor picnic area with furniture. Plans do not specify the type and quantity of furniture that will be installed. Per the drawing and description, we are budgeting replacement based on (8) benches and (1) trash receptacle.

Useful Life:
15 years

Remaining Life:
15 years

Photo Not Available

Best Case: \$4,500.00
Estimate to replace, installed

Worst Case: \$5,450.00
Higher estimate

Cost Source: ARI Cost Database

Comp #: 601 Water Feature - Replace

Quantity: (1) Water Feature

Location: Adjacent to front building entry

Evaluation: Landscape plans indicate a small water feature or fountain will be installed. There is no expectancy to replace the water feature under normal circumstances. No Reserve funding has been allocated.

Useful Life:

Remaining Life:

Photo Not Available

Best Case:

Worst Case:

Cost Source:

Client: 16800A Las Sendas Office Condominiums

Comp #: 602 Water Feature Pump - Replace

Quantity: (1) Pump

Location: Adjacent to front building entry

Evaluation: Landscape plans do not specify the type or size pump that will be used for the water feature. Pump installed could be a small, inexpensive unit. For budgeting purposes, we are estimating it will be comparable to a small pool pump.

Useful Life:
10 years

Remaining Life:
10 years

Photo Not Available

Best Case: \$550.00
Estimate to replace, installed

Worst Case: \$700.00
Higher estimate

Cost Source: ARI Cost Allowance

Comp #: 723 Irrigation Controller - Replace

Quantity: (1) Rainmaster, 12-sta.

Location: Common area landscaping, adjacent to Eagle Crest Drive

Evaluation: Controller will be installed during 2008. Irrigation plans indicate a Rainmaster EG Series controller will be installed.

Useful Life:
12 years

Remaining Life:
12 years

Photo Not Available

Best Case: \$650.00
Estimate to replace, installed

Worst Case: \$800.00
Higher estimate

Cost Source: Research with Horizon Irrigation

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Comp #: 725 Landscape Granite - Replenish

Quantity: Numerous Sq Ft

Location: Common areas throughout development

Evaluation: Some of the landscape areas will have a layer of 1/4" minus decomposed granite. Actual quantity to be installed is unknown. Minus sized granite will deplete relatively quick, so periodic top dressing should be planned to restore the appearance.

Useful Life:
5 years

Remaining Life:
5 years

Photo Not Available

Best Case: \$1,000.00
\$50.00/Ton; Estimate to replenish with 20-tons

Worst Case: \$1,200.00
\$60.00/Ton; Higher estimate, reflects 20-tons

Cost Source: ARI Cost Allowance

Comp #: 728 Trees - Trim/Replace

Quantity: Approx (69) Trees

Location: Common areas throughout development

Evaluation: Regular tree trimming and periodic replacement should be addressed as part of the annual landscaping budget. No Reserve funding has been allocated.

Useful Life:

Remaining Life:

Photo Not Available

Best Case:

Worst Case:

Cost Source:

Client: 16800A Las Sendas Office Condominiums

Comp #: 903 Tile Floor - Replace

Quantity: Approx 760 Sq Ft

Location: Lobbies & restrooms at upper and lower level common areas at center of building

Evaluation: Interior common areas of the building are expected to have a tile floor installed. Long life span under normal circumstances. Future replacement should be planned to update and to restore the appearance. Replacement cost will vary depending on the type and quality of flooring installed.

Useful Life:
20 years

Remaining Life:
20 years

Photo Not Available

Best Case: \$7,600.00
\$10.00/Sq Ft; Estimate to replace, installed

Worst Case: \$10,650.00
\$14.00/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Comp #: 910 Restrooms - Remodel

Quantity: (2) Restrooms

Location: Lobbies at upper and lower level common areas at center of building

Evaluation: Restrooms are expected to be relatively simple. There may only be one toilet and sink in each restroom. A future update to this report will provide more specifics. Funding is for future replacement of the fixtures, etc.

Useful Life:
20 years

Remaining Life:
20 years

Photo Not Available

Best Case: \$2,700.00
\$1,350/Restroom; Estimate to remodel

Worst Case: \$3,300.00
\$1,650/Restroom; Higher estimate

Cost Source: ARI Cost Allowance

Client: 16800A Las Sendas Office Condominiums

Comp #: 980 Fire Alarm Panel - Replace

Quantity: (1) Panel

Location: Maintenance room outside of unit 100

Evaluation: Plans do not show specifics regarding location or type of fire alarm panel to be installed. Electric plans do indicate a panel will be installed.

Useful Life:
12 years

Remaining Life:
12 years

Photo Not Available

Best Case: \$1,700.00
Estimate to replace

Worst Case: \$2,300.00
Higher estimate

Cost Source: ARI Cost Database

Comp #: 1100 Interior Surfaces - Repaint

Quantity: Approx 2,800 Sq Ft

Location: Lobbies & restrooms at upper and lower level common areas at center of building

Evaluation: This component funds to paint the interior wall and ceiling surfaces for just the common area section at the center of the building.

Useful Life:
8 years

Remaining Life:
8 years

Photo Not Available

Best Case: \$1,400.00
\$0.50/Sq Ft; Estimate to repaint

Worst Case: \$1,820.00
\$0.65/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Client: 16800A Las Sendas Office Condominiums

Comp #: 1113 Carports - Repaint

Quantity: Approx 640 Sq Ft

Location: Parking lots

Evaluation: The carport support posts and beams should be painted periodically.

Useful Life:

8 years

Remaining Life:

8 years

Photo Not Available

Best Case: \$640.00
\$1.00/Sq Ft; Estimate to repaint

Worst Case: \$770.00
\$1.20/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Comp #: 1115 Stucco - Repaint

Quantity: Approx 5,670 Sq Ft

Location: Exterior building surfaces, landscape wall, and trash enclosure

Evaluation: Building exterior will be a combination of stucco and stone veneer. This component funds to periodically repaint the stucco surfaces.

Useful Life:

8 years

Remaining Life:

8 years

Photo Not Available

Best Case: \$4,540.00
\$0.80/Sq Ft; Estimate to repaint

Worst Case: \$5,670.00
\$1.00/Sq Ft, Higher estimate

Cost Source: ARI Cost Database

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Comp #: 1120 Stone Veneer - Replace

Quantity: Approx 3,900 Sq Ft

Location: Exterior building surfaces and trash enclosure

Evaluation: Building exterior will be a combination of stucco and stone veneer. There is no expectancy to replace the stone veneer under normal circumstances. Periodic repairs and replacing miscellaneous pieces should be addressed as a maintenance expense. No Reserve funding required.

Useful Life:

Remaining Life:

Photo Not Available

Best Case:

Worst Case:

Cost Source:

Comp #: 1301 Flat Roof - Replace

Quantity: Approx 610 Sq Ft

Location: Rooftop of building

Evaluation: Center of the building where all of the HVAC condensing units will be mounted has a flat roof system. Plans indicate it will be a single ply membrane system. Roof will be installed during 2008. Life span assumes periodic inspection and repair will be addressed as a maintenance expense.

Useful Life:

15 years

Remaining Life:

15 years

Photo Not Available

Best Case: \$2,140.00

\$3.50/Sq Ft; New roof, similar material

Worst Case: \$2,750.00

\$4.50/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

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Comp #: 1304 Tile Roof - Refurbish

Quantity: Approx 5,030 Sq Ft

Location: Rooftop of building

Evaluation: Plans indicate these sections of the roof will be a Mission-Style clay tile roof with 30# felt underlayment. There is no expectancy to replace all of the tiles under normal circumstances. Replacement of the underlayment should be anticipated eventually. Life span will vary depending on the quality of underlayment installed.

Useful Life:
25 years

Remaining Life:
25 years

Photo Not Available

Best Case: \$12,600.00
\$2.50/Sq Ft; Estimate to remove tiles, replace underlayment, reinstall tiles

Worst Case: \$16,350.00
\$3.25/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Comp #: 1320 HVAC Condenser - Replace

Quantity: (1) Condenser, 2-ton

Location: Rooftop of building

Evaluation: A 2-ton HVAC unit will be installed for the interior common areas. The condenser is the exterior portion of a split HVAC system. They typically do not last as long as the air handler portion of the system.

Useful Life:
12 years

Remaining Life:
12 years

Photo Not Available

Best Case: \$1,300.00
Estimate to replace, installed

Worst Case: \$1,600.00
Higher estimate

Cost Source: RS Means Mechanical Cost Data Guide

Client: 16800A Las Sendas Office Condominiums

Comp #: 1321 HVAC Air Handler - Replace

Quantity: (1) Air Handler, 2-ton

Location: Ceiling/attic above interior common area

Evaluation: Air handler is the interior portion of a split HVAC system. It is expected to last longer than the condensing unit.

Useful Life:

20 years

Remaining Life:

20 years

Photo Not Available

Best Case: \$1,550.00

Estimate to replace, installed

Worst Case: \$1,900.00

Higher estimate

Cost Source: RS Means Mechanical Cost Data Guide
