Comp #: 103 Concrete - Repair

Quantity: Numerous Sq Ft

Location: Sidewalks and curbs throughout community

Evaluation: Concrete surfaces are in good condition overall. Some damaged spots noted. There is no expectancy to replace all of the concrete. This component provides an allowance for periodic repair.

Useful Life:
4 years

Remaining Life:
1 years



Best Case: $2,500.00
Allowance for repairs

Worst Case: $3,000.00
Higher allowance

Cost Source: ARI Cost Allowance

Comp #: 201 Asphalt - Resurface (Ph1)

Quantity: 1/3 of 557,230 Sq Ft

Location: Streets throughout community

Evaluation: Streets appear to be original from 1986. Some repairs and patching were done during 2011. Moderate cracking noted throughout. Rough spots and deterioration too. Life span is based on periodically maintaining and sealing the asphalt.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: $278,600.00
$1.50/Sq Ft; Estimate to repave

Worst Case: $371,500.00
$2.00/Sq Ft; Higher estimate

Cost Source: Past research with with Armour Pavement (505-897-8190)

Comp #: 201 Asphalt - Resurface (Ph2)

Quantity: 1/3 of 557,230 Sq Ft

Location: Streets throughout community

Evaluation: Due to the large asphalt quantity, we do not expect all of the streets will be resurfaced at the same time. This component represents the second phase of resurfacing. Life span is based on periodically maintaining and sealing the asphalt.

Useful Life:
25 years

Remaining Life:
7 years



Best Case: $278,600.00
$1.50/Sq Ft; Estimate to repave

Worst Case: $371,500.00
$2.00/Sq Ft; Higher estimate

Cost Source: Past research with with Armour Pavement (505-897-8190)

Comp #: 201 Asphalt - Resurface (Ph3)

Quantity: 1/3 of 557,230 Sq Ft

Location: Streets throughout community

Evaluation: Due to the large quantity, we do not expect all of the streets will be resurfaced at the same time. This component represents the third phase of resurfacing. Life span is based on periodically maintaining and sealing the asphalt.

Useful Life:
25 years

Remaining Life:
9 years



Best Case: $278,600.00
$1.50/Sq Ft; Estimate to repave

Worst Case: $371,500.00
$2.00/Sq Ft; Higher estimate

Cost Source: Past research with with Armour Pavement (505-897-8190)

Comp #: 202 Asphalt - Seal/Repair (Ph1)

Quantity: 1/3 of 557,230 Sq Ft

Location: Streets throughout community

Evaluation: The asphalt has never been seal coated for some time. Surfaces are faded. Rough spots and moderate cracking noted throughout. Due to the large quantity of pavement in this community, seal coating has been phased over 3-years.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: $37,150.00
$0.20/Sq Ft; Estimate to seal coat

Worst Case: $44,600.00
$0.24/Sq Ft; Higher estimate

Cost Source: Past research with with Armour Pavement (505-897-8190)

Comp #: 202 Asphalt - Seal/Repair (Ph2)

Quantity: 1/3 of 557,230 Sq Ft

Location: Streets throughout community

Evaluation: This component represents the 2nd phase of seal coating.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: $37,150.00
$0.20/Sq Ft; Estimate to seal coat

Worst Case: $44,600.00
$0.24/Sq Ft; Higher estimate

Cost Source: Past research with with Armour Pavement (505-897-8190)

Comp #: 202 Asphalt - Seal/Repair (Ph3)
Quantity: 1/3 of 557,230 Sq Ft
Location: Streets throughout community
Evaluation: This component represents the 3rd phase of seal coating.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: $37,150.00
$0.20/Sq Ft; Estimate to seal coat

Worst Case: $44,600.00
$0.24/Sq Ft; Higher estimate

Cost Source: Past research with with Armour Pavement (505-897-8190)

Comp #: 220 Street Lights - Replace
Quantity: Approx (35) Lights
Location: Bordering streets throughout community
Evaluation: Long life expectancy under normal circumstances. Believed to be original from 1986. No problems observed or reported. HOA owns these street lights, so replacement should be anticipated eventually.

Useful Life:
30 years

Remaining Life:
8 years



Best Case: $87,500.00
$2,500/Light; Estimate to replace, installed

Worst Case: $108,500.00
$3,100/Light; Higher estimate

Cost Source: Past research with Northridge Electric (505-898-9767)

Comp #: 230 Street Signs - Replace

Quantity: Approx (66) Signs

Location: Bordering streets throughout community

Evaluation: Street signs are sand blasted wood mounted to metal poles. Poles and other traffic signs should be replaced as a maintenance expense when needed. This component funds to replace all of the wood signs.

Useful Life:
18 years

Remaining Life:
8 years



Best Case: $5,940.00

$90/Sign; Estimate to replace, installed

Worst Case: $7,260.00

$110/Sign; Higher estimate

Cost Source: ARI Cost Database

Comp #: 250 Trash Gates - Replace

Quantity: (2) Chain Link Gates

Location: Parking lot next to the Clubhouse - west side of the community

Evaluation: Replacement cost is below the $2,000 Reserve expense threshold, so no Reserve funding has been allocated.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 254 Trash Compactor - Replace

Quantity: (1) Hydrolec, Inc.

Location: Parking lot next to the Clubhouse - west side of the community

Evaluation: Compactor was purchased and installed during 2010. Expected to be in good working condition. Model: HE10994, Serial #070510ID0082, mfg. date 07/06/2010.

Useful Life:
20 years

Remaining Life:
18 years



Best Case: $27,000.00
Estimate to replace

Worst Case: $33,000.00
Higher estimate

Cost Source: Research with Jackson Compaction (505-344-8848)

Comp #: 255 Trash Compactor - Repair

Quantity: (1) Hydrolec, Inc.

Location: Parking lot next to the Clubhouse - west side of the community

Evaluation: At some point, the compactor will need to be steam cleaned and have the hydraulic oil changed. Timeline may differ, but this work is being scheduled at the compactor's half life. Life span is scheduled at 20-years in order to offset the replacement cycle.

Useful Life:
20 years

Remaining Life:
8 years

Photo Not Available

Best Case: $1,950.00
Estimate to replace

Worst Case: $2,350.00
Higher estimate

Cost Source: Research with Jackson Compaction (505-344-8848)

Comp #: 403 Mailboxes - Replace

Quantity: Numerous Boxes

Location: Bordering streets throughout the community

Evaluation: Mailbox clusters are owned and maintained by the Post Office, not the association. No Reserve funding required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 501 Block Walls - Repair

Quantity: Approx 37,000 Sq Ft

Location: Perimeter of the community

Evaluation: Walls are unpainted block. Installed during 1986. There is no expectancy to replace these walls under normal circumstances. This component provides an allowance for repairs or partial replacement.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: $33,700.00

$9.10/Sq Ft; Allowance to replace 10% of the total

Worst Case: $41,100.00

$11.10/Sq Ft; Higher allowance to replace 10%

Cost Source: ARI Cost Database

Comp #: 701 Monuments - Refurbish

Quantity: (2) Monuments

Location: Community entrances on Chico Rd & Towne Park Dr.

Evaluation: These are double sided, sand blasted wood monuments. They appear well painted. Repaint regularly as a maintenance project to maintain the appearance and to protect the wood. Replacement of the monuments should be expected periodically.

Useful Life:
18 years

Remaining Life:
8 years



Best Case: $8,600.00 Worst Case: $10,600.00

Estimate to replace Higher estimate

Cost Source: ARI Cost Database

Comp #: 703 Entry Systems - Replace

Quantity: (2) DoorKing Systems

Location: Community entrances on Chico Rd & Towne Park Dr.

Evaluation: Entry systems have large digital displays. Some surface wear noted, but no signs of damage or physical abuse.

Useful Life:
12 years

Remaining Life:
6 years



Best Case: $9,200.00 Worst Case: $11,200.00

$4,600/System; Estimate to replace $5,600/System; Higher estimate

Cost Source: Past research with Gate It (505-242-8348)

Comp #: 705 Barrier Arms - Replace

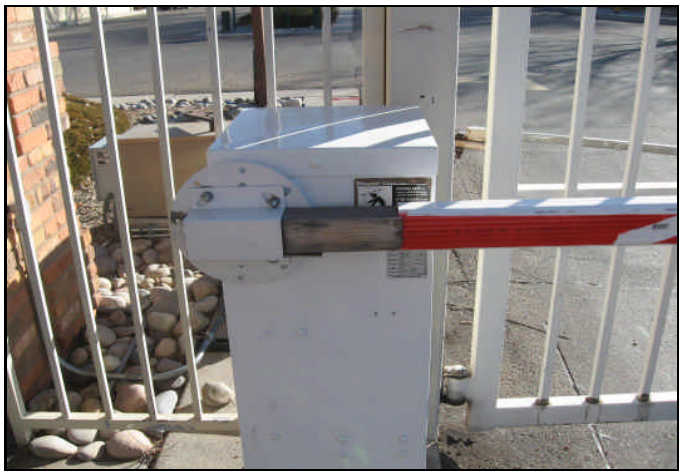
Quantity: (2) Barrier Arms

Location: Community entrances on Chico Rd & Towne Park Dr.

Evaluation: Barrier arms were installed around 2005. One is a DoorKing brand, and the other is a Mega Arm brand. Appear to be in fair condition.

Useful Life:
10 years

Remaining Life:
3 years



Best Case: $6,400.00
$3,200/Operator; Estimate to replace

Worst Case: $8,000.00
$4,000/Operator; Higher estimate

Cost Source: ARI Cost Database

Comp #: 706 Gate Operators - Replace

Quantity: (4) Elite Operators

Location: Community entrances on Chico Rd & Towne Park Dr.

Evaluation: Gate operators were installed around 2005. Appear to be in good working condition. No problems observed or reported. Model CSW-200-UL.

Useful Life:
12 years

Remaining Life:
5 years



Best Case: $12,400.00
$3,100/Operator; Estimate to replace

Worst Case: $15,200.00
$3,800/Operator; Higher estimate

Cost Source: Past research with Gate It (505-242-8348)

Comp #: 708 Vehicle Gates - Replace

Quantity: (4) Fences, 16 LF

Location: Community entrances on Chico Rd & Towne Park Dr.

Evaluation: Vehicle gates have a long life expectancy under normal circumstances. They can often be repaired or rebuilt as needed. Replacement resulting from vehicle damage should be addressed as an insurance issue.



Useful Life:

Remaining Life:

Best Case: Worst Case:

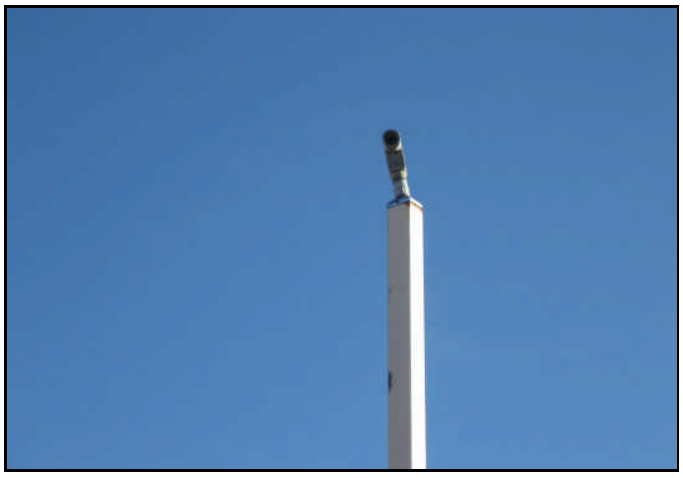
Cost Source:

Comp #: 710 Strobe Detector - Replace

Quantity: (2) Strobe Detectors

Location: Community entrances on Chico Rd & Towne Park Dr.

Evaluation: These switches detect strobe signals from emergency vehicles and automatically open gate systems. Periodic replacement should be expected.



Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 720 Surveillance System - Replace

Quantity: (1) System

Location: Gatehouses, Clubhouse, Pools

Evaluation: Surveillance system was installed during 2011 for $15,689. Equipment is installed in both gatehouses, the clubhouse, and at the pools. New and in good condition. Replace pieces individually as an Operating expense when needed. This component funds for complete replacement of the system eventually.

Useful Life: 8 years

Remaining Life: 7 years



Best Case: $14,550.00 Worst Case: $17,800.00

Estimate to replace Higher estimate

Cost Source: Client Cost History

Comp #: 724 Gatehouse Interiors - Remodel

Quantity: (2) Gatehouses

Location: Community entrances on Chico Rd & Towne Park Dr.

Evaluation: Interior of each gatehouse has a carpet floor, painted walls, and a 5' laminate counter. They look aged and worn, but gatehouses are not manned. There is no expectancy to remodel the interiors. Repair and replace items as a maintenance expense when needed.

Useful Life:

Remaining Life:



Best Case: Worst Case:

Cost Source:

Comp #: 726 Gatehouse Roofs - Replace

Quantity: Approx 370 Sq Ft

Location: Community entrances on Chico Rd & Towne Park Dr.

Evaluation: Replacement cost is below the $2,000 Reserve expense threshold, so separate Reserve funding has not been allocated. Funding is included with the clubhouse roof under component #1303.

Useful Life:

Remaining Life:



Best Case: Worst Case:

Cost Source:

Comp #: 1003 Irrig. Controllers - Replace

Quantity: Approx (15) Controllers

Location: Common areas throughout community, pool equipment rooms, pond pump house

Evaluation: These are relatively small and inexpensive controllers. Recommend replacing individually as needed with Operating funds. No Reserve funding required.

Useful Life:

Remaining Life:



Best Case: Worst Case:

Cost Source:

Comp #: 1107 Metal Surfaces - Repaint

Quantity: Approx 950 LF

Location: Entry gates & fence, pool perimeters, handrails outside of the clubhouse

Evaluation: Fence and gate surfaces vary in condition. Some still look good, others look poor. Sections have been painted as a maintenance project when needed. Cost to paint individual sections is too small for Reserves, so all metal has been included here for painting at the same time.

Useful Life:
4 years

Remaining Life:
1 years



Best Case: $3,040.00
$3.20/LF; Estimate to repaint

Worst Case: $4,280.00
$4.50/LF; Higher estimate

Cost Source: ARI Cost Database