Comp #: 503 Pool Fence - Replace

Quantity: Approx 160 LF

Location: West pool perimeter

Evaluation: Fence appears to be original from 1986 but still in good shape for its age. Sturdy and securely mounted. Periodic painting is included in the Grounds section of this report, component #1107.

Useful Life:
30 years

Remaining Life:
4 years



Best Case: $4,800.00
$30.00/LF; Estimate to replace

Worst Case: $6,400.00
$40.00/LF; Higher estimate

Cost Source: ARI Cost Database

Comp #: 510 Key Card System - Replace

Quantity: (1) System

Location: West pool perimeter

Evaluation: Proximity key card system is newer and in good condition. Replace parts and pieces as a maintenance expense when needed. This component funds to replace the system.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: $6,600.00
Estimate to replace

Worst Case: $8,000.00
Higher estimate

Cost Source: ARI Cost Database

Comp #: 1200 Pool Deck - Resurface

Quantity: Approx 3,140 Sq Ft

Location: West pool area

Evaluation: A small portion of the pool deck was resurfaced in 2010 for $2,824. Majority of the deck was not resurfaced. It looks good overall, but there are visible cracks. A complete deck resurface should be planned eventually.

Useful Life:
12 years

Remaining Life:
6 years



Best Case: $14,900.00
$4.75/Sq Ft; Estimate to resurface

Worst Case: $18,200.00
$5.80/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Comp #: 1201 Pool Deck - Seal/Repair

Quantity: Approx 3,140 Sq Ft

Location: West pool area

Evaluation: This component funds to periodically patch cracks and seal/paint the deck to cover stains and restore the appearance.

Useful Life:
4 years

Remaining Life:
2 years



Best Case: $3,900.00
$1.24/Sq Ft; Estimate to seal

Worst Case: $4,700.00
$1.50/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Comp #: 1202 Pool - Resurface

Quantity: (1) Pool: 122 LF

Location: West pool area

Evaluation: Pool was covered for winter and not accessible to inspect. It was reportedly resurfaced during 2011, so the surface is believed to be new and in good condition.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: $8,800.00

Estimate to replaster and retile

Worst Case: $10,750.00

Higher estimate for better quality or increased labor

Cost Source: ARI Cost Database

Comp #: 1204 Pool Cover - Replace

Quantity: (1) Cover: 970 Sq Ft

Location: West pool area

Evaluation: This is an off-season safety mesh pool cover. It is faded and appears to be older. No visible holes or tears were noted. 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 #: 1206 Pool Lounges - Replace

Quantity: (5) Lounges

Location: West pool area

Evaluation: Lounges were in storage for the winter. They have aluminum frames with vinyl straps. Cost will vary depending on the brand and quality purchased. 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 #: 1208 Picnic Tables - Replace

Quantity: (2) Lifetime Tables

Location: West pool area

Evaluation: Tables have metal frames with plastic tops. Cost will vary depending on the brand and quality purchased. 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 #: 1220 Pool Filter & Pump - Replace

Quantity: (1) Filter, (1) Pump

Location: West pool equipment room

Evaluation: Individual replacement costs are below the $2,000 Reserve expense threshold, so this component funds to eventually replace both pieces at the same time. Filter is a Jacuzzi Sand Storm from 2001 (model: TM31, date 07FEB01). Pump is a 1.5-HP Hayward (serial #21110902050382021).

Useful Life:
15 years

Remaining Life:
4 years



Best Case: $2,000.00
Estimate to replace

Worst Case: $2,500.00
Higher estimate

Cost Source: ARI Cost Database

Comp #: 1222 Pool Heater - Replace

Quantity: (1) Raypak

Location: West pool equipment room

Evaluation: Heater appears to be newer and in good shape. No signs of leaking water or severe rusting observed.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: $2,800.00
Estimate to replace

Worst Case: $3,500.00
Higher estimate

Cost Source: ARI Cost Database