

Regency Isle Condominium Association
 Schedule of Common & Limited Common Reserve Items

4/8/2019 (Revised) **DRAFT**

BE-CI – EXTERIOR BUILDING ENVELOPE EVALUATION REPORT (January 23, 2014)

Section 2.0 Conclusions and Recommendations

<u>Item</u>	<u>Scope</u>	<u>Life Expectancy</u>	<u>Maintenance Cost</u>	<u>Date Last Maintained</u>	<u>Future Date To Maintain</u>	<u>Future Cost (3)</u>	<u>Proposed Payment Basis</u>
2.1*	South Private balcony deck coating & caulking joints	10 years – 10 year warranty, materials & labor from manufacturer. Contractor warranty 2 years.	\$205,000	2014	2024	\$180,000 (2020)	Special Assessment
2.2*	Wall coating on north common walkways.	10 years – 10 year warranty, materials & labor from manufacturer. Contractor warranty 2 years.	\$740,165	2017	2027	\$80,000	Special Assessment
2.2.1*	Recoat Ceiling North Walkways	10 years	Included in 2.2	2017	2027	\$65,000	Special Assessment
2.3	Sealants on the roof level & at the metal roof.						Annual Maintenance Budget
2.5	Stucco cracks or holes at penthouse balcony and roof level (monitor annually)		TBD	TBD	TBD	TBD	Annual Maintenance Budget
2.6	Deck coatings of parking levels	3-5 years	\$207,265	2017	2020	\$225,916 (3)	Special Assessment
2.7	Roofing System (center) – fair condition.	Replace in 5 years. 20 year warranty on mat; 2 year warranty on labor	\$175,000	Install 2002	2020		Estimated from roofing company
2.8	Multiple Components – good condition.						TBD
	<ul style="list-style-type: none"> • Railings • Coating on Building (North) • Coating on Building (East/West) • Coating on Building (South) • Sealants 	20 year useful service life. Anticipated useful service life is 10 yrs. 10 years 10 years Sub-total Anticipated useful service life of 10 years	N/A \$151,000 (2015) \$108,000 (2015) \$148,000 (2015) \$407,000 (2015) (4) Included in wall coating cost above	2015 2015 2015	2025 2025 2025	\$196,300 \$140,400 \$192,400 \$528,700 (3) N/ASpecial Assessment	Special Assessment Special Assessment Special Assessment

*Revised Cost Items 8/4/18 (1) Based on 112 Condo Units (2) Added Item 4/10/2018 (3) 3% Yearly Increase (4) Does not include engineering fee or contingency (5) Does not include contingency for unforeseen items discovered during project

Item	Scope	Life Expectancy	Maintenance		Date Last		Future Date		Proposed Payment	
			Cost	Maintained	To Maintain	Future Cost(3)	Basis			
OTHER MAINTENANCE ITEMS NOT INCLUDED IN REPORT										
2.9	Replacement of P-2 Electrical Boxes (3.5 boxes remain to be replaced?)		\$15,500 ea.	2017	As needed	\$15,500	Annual Maintenance Budget			
2.10	Replaced 16 hoist way elevator doors		\$40,000	TBD	TBD	\$40,000	Depreciation Fund			
2.11	Plaster Pool (outdoor)	5 Years	\$24,500	2015	2020	\$28,175	Annual Maintenance Budget			
2.11a	Plaster Spa (outdoor)	3 Years	3,000	2014	2017	\$3,300	Annual Maintenance Budget			
2.11b	Plaster Pool (indoor)	5 Years	\$13,000 (?)	2017	?*	\$15,000	Annual Maintenance Budget			
2.11c	Plaster Spa (indoor)	3 Years	\$3,100 (?)	2014	?*	\$3,100	Annual Maintenance Budget			
2.13	Outdoor Pool Deck	5 Years	\$4,000	2015	2018	3,700 (+Labor)	Annual Maintenance Budget			
2.14	Indoor Pool Deck	3 Years	\$1,500		2016 (?)	\$1,500 (+Labor) (?)	Annual Maintenance Budget			
2.15	Replace Fence at Pool	15 Years	\$45,000	2007	TBD	TBD	Special Assessment			
2.16	Replace Boardwalk	10 Years (?)	\$30,000 (+Labor)	2015	2025	\$30,000 (+Labor)	Annual Maintenance Budget			
2.17	Replace Standby Generator	20 Years	\$30,000	TBD	TBD	TBD	Special Assessment			
2.18	Surveillance Camera System	10 Years (?)	\$65,000	2017	TBD	TBD	Special Assessment			
2.19	Paint Elevator hoistway, pit steel, Replace counterweight frame	10 Years (?)	\$62,406	2017	2027	78,000 (3)	Depreciation Fund			
2.20	Elevator Equipment Modernization (2)	20 Years	Original	2002	2023	\$600,000	Special Assessment			
2.21	Replace Hangers for Water Lines	10 Years	\$18,000	2017	2027	\$23,400	Annual Maintenance Budget			
2.22	Replace Asphalt at 1 st Floor Parking (2)	20 Years	523,082	2018	2038	TBD	TBD			
	Replace Entrance Drive Stormwater Sys.									

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<u>Item</u>	<u>Scope</u>	<u>Life Expectancy</u>	<u>Maintenance Cost</u>	<u>Date Last Maintained</u>	<u>Future Date To Maintain</u>	<u>Future Cost(3)</u>	<u>Proposed Payment Basis</u>
2.23	Patio Project 1201		TBD	Original	2019	TBD	Special Assessment
2.24	Upgrade Elevator Control Panel (2)	15 Years	\$59,000 (Bid)	2018	2033	TBD	Special Assessment

TWO (2) YEAR LOOK AHEAD ON MAJOR MAINTENANCE ITEMS PER THE "SCHEDULE OF COMMON & LIMITED COMMON RESERVE ITEMS @ 4/8/2019

<u>Item</u>	<u>Scope</u>	<u>Date to Maintain</u>	<u>Estimated Future Cost</u>	<u>Proposed Payment Basis</u>
2.23	Patio Project 1201	2019	\$450,000	2019
2.25	Common North Walkway Redesign	2019		2039
	Coating (Base Bid)		\$507,475	
	Tile (Alt. #1)		\$251,500	
	Corrosion Inhibitor (Alt. #2)		\$19,700	
	Neogard Coating (Alt. #3)		\$23,500	
2.27	Replace Roof 13,200 SF (see proposal)		\$175,000	TBD

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