

Component: 101 - Asphalt - Replace

Quantity: Approx 19,500 GSF

Location: Drives and parking

Cost Source: Akamai Reserves Cost Database

Useful Life:30 **Remaining Useful Life:**29

Best Case: \$97,500 \$5.00/GSF; Estimate for cold planing and 1.5" resurface

Worst Case: \$156,000 \$8.00/GSF; Higher estimate extensive repairs and topcoat



Evaluation: Asphalt surfaces are new and in good level condition. Recommend seal coating early to protect surface and extend useful life.

Component: 111 - Asphalt - Seal/Repair

Quantity: Approx 19,500 GSF

Location: Drives and parking

Cost Source: Akamai Reserves Cost Database

Useful Life:5 **Remaining Useful Life:**0

Best Case: \$7,800 \$0.40/GSF; Estimate for seal coat

Worst Case: \$11,700 \$0.60/GSF; Higher estimate



Evaluation: Recommend starting seal coating for extended useful life.

Component: 271 - Parking Deck - Seal/Repair

Quantity: Approx 68,500 GSF

Location: Parking garage

Cost Source: Akamai Reserves Cost Database

Useful Life:10 **Remaining Useful Life:**9

Best Case: \$188,375 \$2.75/GSF; Estimate to seal

Worst Case: \$239,750 \$3.50/GSF; Higher estimate for repair



Evaluation: Exposed areas of parking garage are sealed.

Surface is new and in good condition. Top floor of structure has drainage issues and will have accelerated aging from exposure. Noted issues with water ponding on 7th floor.

Component: 272 - Parking Deck - Resurface

Quantity: Approx 68,500 GSF

Location: Parking garage

Cost Source: Akamai Reserves Cost Database

Useful Life:20 **Remaining Useful Life:**19

Best Case: \$308,250 Estimate to scrape off and small repair

Worst Case: \$411,000 Higher estimate for resurfacing



Evaluation: Recommend immediate drainage evaluation to minimize future ponding issues.

Component: 309 - Chain Link Fencing - Replace
Location: Parking garage
Cost Source:
Best Case:
Worst Case:

Quantity: Minimal

Useful Life: Remaining Useful Life:



Evaluation: Chain link fencing is in good condition. Recommend repair and replacement as needed under the Operating Budget.

Component: 319 - Metal Trellis - Paint
Location: 7th Parking
Cost Source:
Best Case:
Worst Case:

Quantity: Approx 900 GSF

Useful Life: Remaining Useful Life:



Evaluation: Painted metal trellis on parking structure is a long life component with frequent painting and eventual section repairs. Ease of access recommend handling painting under the Operating Budget.

Component: 320 - Metal Gates - Replace
Location: Entrances/Exits parking garage
Cost Source: Akamai Reserves Cost Database
Best Case: \$80,000 \$20,000/gate; Estimate for gate replacement
Worst Case: \$100,000 \$25,000/gate; Higher estimate to replace gate

Quantity: (4) Entry Gates

Useful Life:20 **Remaining Useful Life:**19



Evaluation: Slide gates are functional and in good condition.

Component: 325 - Metal Panel - Replace
Location: Parking Garage
Cost Source: Budget estimate
Best Case: \$258,750 Estimate to replace panel
Worst Case: \$345,000 Higher estimate

Quantity: Approx 5,750 GSF

Useful Life:25 **Remaining Useful Life:**24



Evaluation: Aluminum panels are in good condition. Estimate for full replacement cost. Recommend maintaining and sectional replacement as needed under the Operating Budget to avoid this expense.

Component: 401 - Gate Operators - Replace

Quantity: (4) Operators

Location: Gate entry system

Cost Source: Client Cost History

Useful Life:8 **Remaining Useful Life:**7

Best Case: \$16,800 \$4,200/Operator; Estimate installed

Worst Case: \$18,000 \$4,500/Operator; Higher estimate installed



Evaluation: Door king gate operators are in good condition.

Component: 402 - Fob Entry System - Replace

Quantity: Undetermined

Location: Throughout building

Cost Source: Akamai Reserves Cost Database

Useful Life:10 **Remaining Useful Life:**9

Best Case: \$25,000 Estimate to replace

Worst Case: \$27,000 Higher estimate



Evaluation: Fob entry system is in good functional condition.

Component: 404 - Roll Up Door - Replace
Location: Lower level parking garage
Cost Source: Akamai Reserves Cost Database
Best Case: \$15,000 Estimate to replace door
Worst Case: \$17,000 Higher estimate

Quantity: (2) Gates

Useful Life:10 **Remaining Useful Life:**9



Evaluation: Roll up doors are new and in good condition.

Component: 410 - Generator - Rebuild
Location: Level 1 Generator room
Cost Source: Akamai Reserves Cost Database
Best Case: \$55,000 Estimate to rebuild
Worst Case: \$65,000 Higher estimate

Quantity: (1) Generator

Useful Life:15 **Remaining Useful Life:**14



Evaluation: Caterpillar generator is new and in good functional condition.

Component: 412 - Exhaust Fan - Replace
Location: Parking garage
Cost Source: Akamai Reserves Cost Database
Best Case: \$9,600 Estimate for large unit replacement
Worst Case: \$12,000 Higher estimate

Quantity: (2) Fans

Useful Life:15 **Remaining Useful Life:**14



Evaluation: EF.M1 and EF.M2 are functional and in good condition.

Component: 412 - Exhaust Fan - Replace
Location: Garage and common areas
Cost Source:
Best Case:
Worst Case:

Quantity: Approx 12 Small Fans

Useful Life: **Remaining Useful Life:**



Evaluation: 1/6 to 1-1/2 HP direct drive units. Recommend repair and maintenance as needed under the Operating Budget.

Component: 413 - Intake Fan - Replace

Quantity: (3) Units

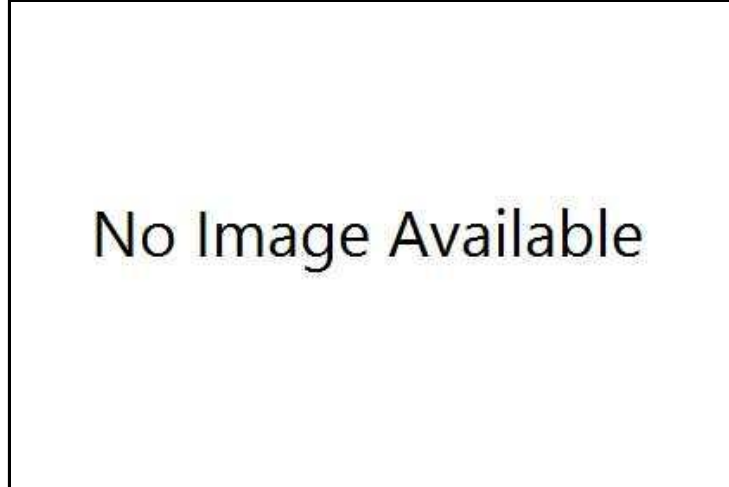
Location: Parking garage

Cost Source: Akamai Reserves Cost Database

Useful Life:10 **Remaining Useful Life:**9

Best Case: \$15,000 Estimate to replace fan and intake

Worst Case: \$30,000 Higher estimate



Evaluation: OABF outside air booster fans 1/4 HP - on level 2, 6, and 7. Units were not inspected during site visit.

Component: 414 - Pressure Fan - Replace

Quantity: (1) Unit

Location: Parking garage

Cost Source: Akamai Reserves Cost Database

Useful Life:15 **Remaining Useful Life:**14

Best Case: \$5,000 Estimate to replace fan and intake

Worst Case: \$10,000 Higher estimate



Evaluation: Fan was not identified during site inspection.

Component: 426 - Pole Lights - Replace

Quantity: (4) Pole Lights

Location: Adjacent to parking areas

Cost Source: Akamai Reserves Cost Database

Useful Life:25 **Remaining Useful Life:**24

Best Case: \$20,000 Estimate to replace installed

Worst Case: \$26,000 Higher estimate to replace installed



Evaluation: LED lights are in good condition.

Component: 432 - Electric Vehicle Charging - Repair/Replacement

Quantity: (2) EV Stations

Location: Attached to walls in parking garage

Cost Source: Akamai Reserves Cost Database

Useful Life:10 **Remaining Useful Life:**9

Best Case: \$50,000 Estimate to replace EV chargers

Worst Case: \$60,000 Higher estimate



Evaluation: EV charging stations are in good functional condition.

Component: 445 - Security Camera System - Replace/Upgrade

Quantity: Approx 80 Cameras

Location: Throughout common areas

Cost Source: Akamai Reserves Cost Database

Useful Life:10 **Remaining Useful Life:**9

Best Case: \$120,000 Estimate for system upgrade

Worst Case: \$160,000 Higher estimate for upgraded system



Evaluation: New camera system is functional and in good condition. Recommend replacement of individual cameras as needed under the Operating Budget between cycles.

Component: 472 - Dom. Water Booster Pumps -Replace

Quantity: (3) 25 HP Pumps & Mods

Location: Tower; Ground floor mechanical room

Cost Source: Akamai Reserves Cost Database

Useful Life:15 **Remaining Useful Life:**14

Best Case: \$360,000 \$120,000/25 HP Pump & VSD; Estimate to replace

Worst Case: \$390,000 \$130,000/25 HP Pump & VSD; Higher estimate



Evaluation: 25 HP pumps with modules are in good functional condition.

Component: 472 - Dom. Water Booster Pumps -Replace
Location: Tower; Ground floor mechanical room
Cost Source: Akamai Reserves Cost Database
Best Case: \$30,000 7.5 HP Pump; Estimate to replace
Worst Case: \$36,000 7.5 HP Pump; Higher estimate

Quantity: (3) 7.5 HP Pumps

Useful Life:10 **Remaining Useful Life:**9



Evaluation: Smaller 7.5 HP pumps are in good functional condition.

Component: 476 - Fire Pump - Replace
Location: Ground floor of pump room
Cost Source: Akamai Reserves Cost Database
Best Case: \$50,000 Estimate to replace pump
Worst Case: \$60,000 Higher estimate

Quantity: (1) Pentair Fire Pump

Useful Life:25 **Remaining Useful Life:**24



Evaluation: Fire pump is new and in good condition.

Component: 530 - Front Sign - Repair/Replace
Location: Entrance and intersections
Cost Source:
Best Case:
Worst Case:

Quantity: Entry Signs

Useful Life: Remaining Useful Life:



Evaluation: Signs are in good attractive condition. Recommend repair and replacement as needed under the Operating Budget.

Component: 713 - Office Carpet - Replace
Location: Manager's office
Cost Source:
Best Case:
Worst Case:

Quantity: Minimal

Useful Life: Remaining Useful Life:



Evaluation: Minimal area with light traffic. Recommend replacement as needed under the Operating Budget.

Component: 715 - Office - Remodel
Location: Offices
Cost Source: Budget estimate
Best Case: \$10,000 Estimate to refurbish
Worst Case: \$15,000 Higher estimate

Quantity: Minimal

Useful Life:10 **Remaining Useful Life:**9

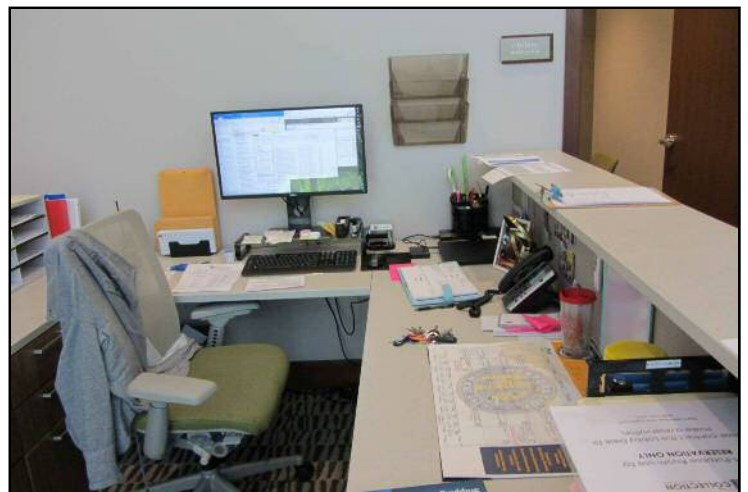


Evaluation: Cabinets, desks, furniture, and lighting are new and in good condition. Budget estimate to remodel rooms and upgrade furniture.

Component: 716 - Office Equipment - Replace/Upgrade
Location: Offices and front desk
Cost Source: Akamai Reserves Cost Database
Best Case: \$12,500 Estimate for replacement equipment
Worst Case: \$17,500 Higher estimate for additional equipment replacement

Quantity: Approx 5 Pieces

Useful Life:4 **Remaining Useful Life:**3



Evaluation: Several computers and various equipment will require routine upgrades to maintain functional systems. Recommend individual early replacements as needed under the Operating Budget between cycles.

Component: 718 - Office Furniture - Replace

Quantity: Approx 9 Pieces

Location: Office

Cost Source: Research with local contractor/vendor

Useful Life:15 **Remaining Useful Life:**14

Best Case: \$26,000 Estimate to replace with similar furniture

Worst Case: \$30,000 Higher estimate



Evaluation: Fabric and cushions handled under the Operating Budget as needed. Furniture is functional and in good attractive condition.

Component: 722 - Employee Break Room - Refurbish

Quantity: Break Room

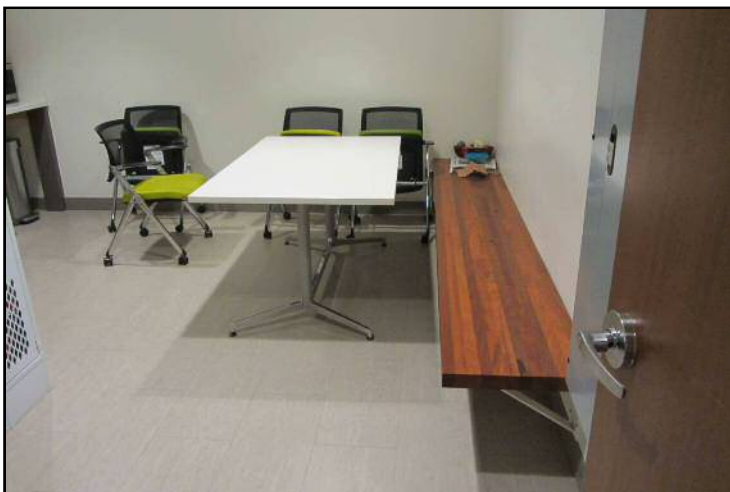
Location: 1st floor break room

Cost Source: Budget estimate

Useful Life:15 **Remaining Useful Life:**14

Best Case: \$5,000 Estimate to refurbish

Worst Case: \$10,000 Higher estimate for full replacement



Evaluation: Furniture, kitchen, and appliances may require individual replacement as needed under the Operating Budget. Estimate for full refurbish on this cycle.

Component: 742 - Emergency Lights - Replace
Location: Stairways, garage, common service areas
Cost Source: Akamai Reserves Cost Database
Best Case: \$16,000 Estimate for replacement
Worst Case: \$18,000 Higher estimate

Quantity: Approx 20 Lights

Useful Life:10 **Remaining Useful Life:**9

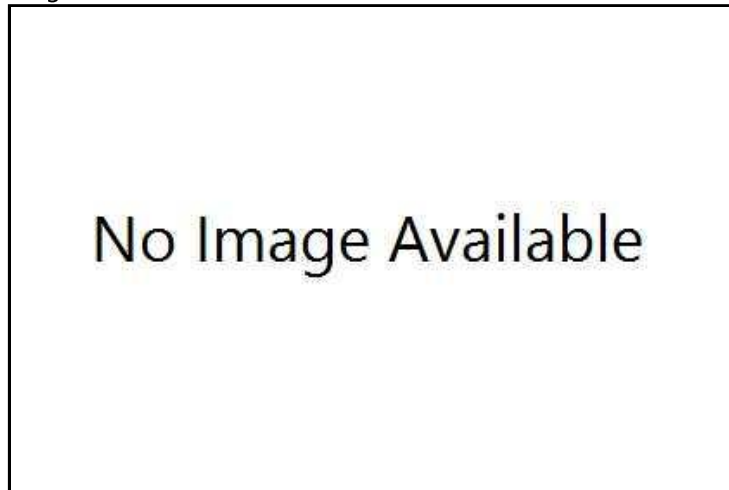


Evaluation: Motion sensor emergency lighting is in good functional condition. Recommend individual replacement and repair as needed under the Operating Budget to avoid full replacement.

Component: 780 - RM Unit - Remodel
Location: Manager's Apartment
Cost Source: Budget estimate
Best Case: \$14,000 Estimate to refurbish
Worst Case: \$16,000 Higher estimate

Quantity: Manager's Unit

Useful Life:6 **Remaining Useful Life:**5



Evaluation: Unit will require routine remodel and replacement. Recommend short cycle to spread out remodel costs over time.

Component: 902 - Irrigation System - Repair/Replace
Location: Throughout property
Cost Source:
Best Case:
Worst Case:

Quantity: Minimal

Useful Life: Remaining **Useful Life:**

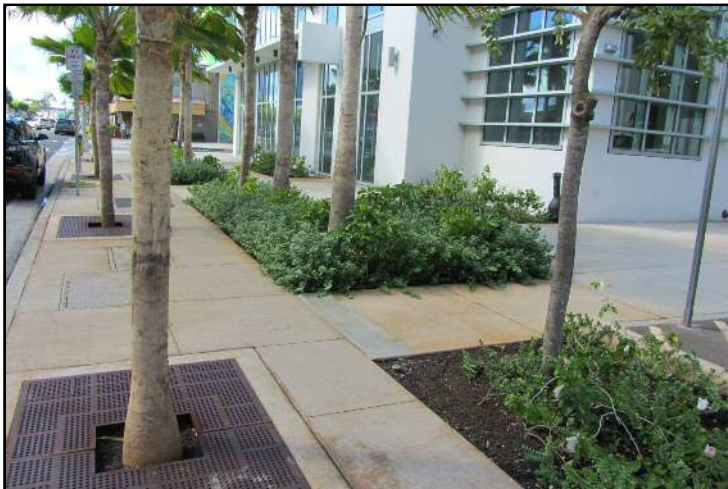


Evaluation: Irrigation system is maintained as needed under the Operating Budget.

Component: 910 - Landscaping - Restoration
Location: Throughout common areas
Cost Source: Akamai Reserves Cost Database
Best Case: \$75,000 Estimate for restoration
Worst Case: \$100,000 Higher estimate for additional restoration

Quantity: Undetermined

Useful Life:15 **Remaining Useful Life:**14



Evaluation: Major landscaping restoration is recommended on this cycle to replace trees and upgrade aging appearance.

Component: 911 - Landscape Lights - Replace
Location: Throughout common area landscaping
Cost Source:
Best Case:
Worst Case:

Quantity: Minimal

Useful Life: Remaining Useful Life:



Evaluation: Landscaping lights are maintained as needed under the Operating Budget.

Component: 919 - Utility Vehicle - Replace
Location: Throughout property
Cost Source:
Best Case:
Worst Case:

Quantity: (1) Golf Cart

Useful Life: Remaining Useful Life:



Evaluation: Minimal replacement expense. Recommend handling under the Operating Budget.

Component: 1002 - Exterior Concrete - Paint
Location: Exterior concrete surfaces of building
Cost Source: Akamai Reserves Cost Database
Best Case: \$1,100,000 Estimate to paint
Worst Case: \$1,400,000 Higher estimate to paint

Quantity: Approx 400,000 GSF

Useful Life:10 **Remaining Useful Life:**9



Evaluation: Parking garage and service areas are in good attractive condition.

Component: 730 - Utility Doors - Replace

Quantity: Minimal

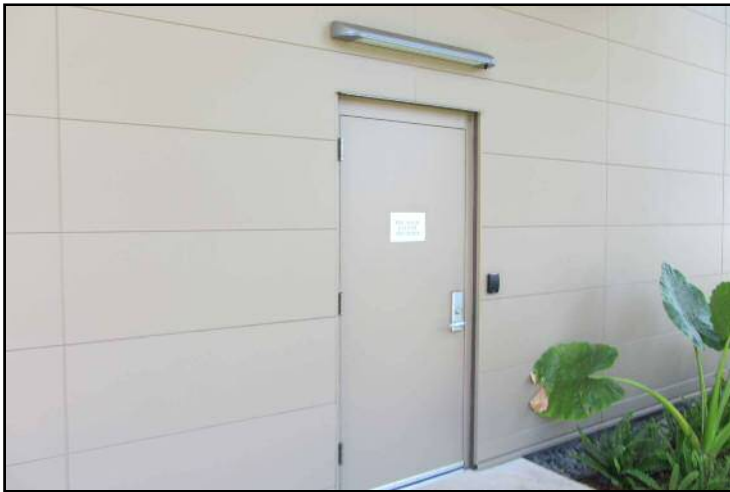
Location: Service entries

Cost Source:

Useful Life: Remaining Useful Life:

Best Case:

Worst Case:



Evaluation: Metal doors are new and in good condition. Recommend replacement as needed as a small expense.

Component: 1025 - Window Seal - Test/Repair

Quantity: Approx 3,800 GSF

Location: Commerical unit windows/doors

Cost Source: Estimate provided by client

Useful Life:10 **Remaining Useful Life:**9

Best Case: \$7,942 Estimate to inspect

Worst Case: \$8,550 Higher estimate for additional expenses



Evaluation: Windows and doors are in good condition.

Akamai Reserves LLC 6092B The Collection Commerical Inventory Appendix

Component: 1026 - Window Seal - Replace
Location: Commerical unit windows/doors
Cost Source: Estimate provided by client
Best Case: \$35,895 Estimate to replace caulking
Worst Case: \$39,596 Higher estimate for additional labor

Quantity: Approx 3,800 GSF

Useful Life:20 **Remaining Useful Life:**19



Evaluation: Windows and doors are in good condition.

Component: 1070 - Glass Doors and Windows - Replace
Location: Unit entries
Cost Source: Budget estimate
Best Case: \$100,000 Estimate to replace
Worst Case: \$150,000 Higher estimate

Quantity: (4) Doors & Windows

Useful Life:25 **Remaining Useful Life:**24



Evaluation: Storefront doors and windows are in good condition.

Component: 206 - Concrete Topping Slab - Replace/Repair
Location: 7th floor recreation deck
Cost Source:
Best Case:
Worst Case:

Quantity: Approx 8,100 GSF

Useful Life: Remaining Useful Life:

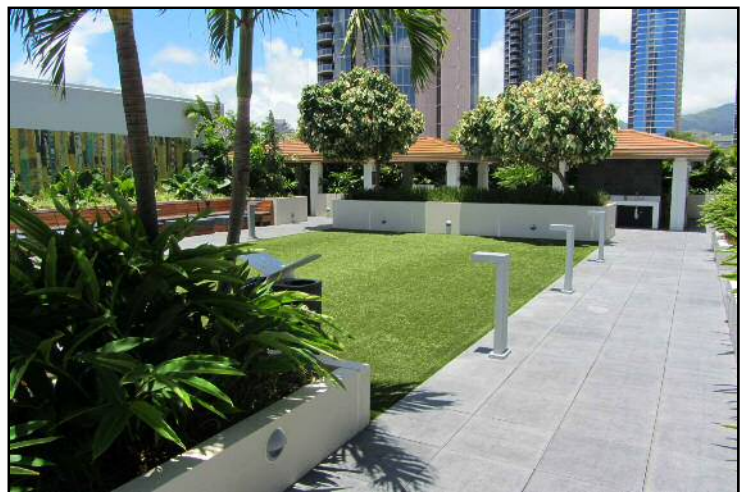
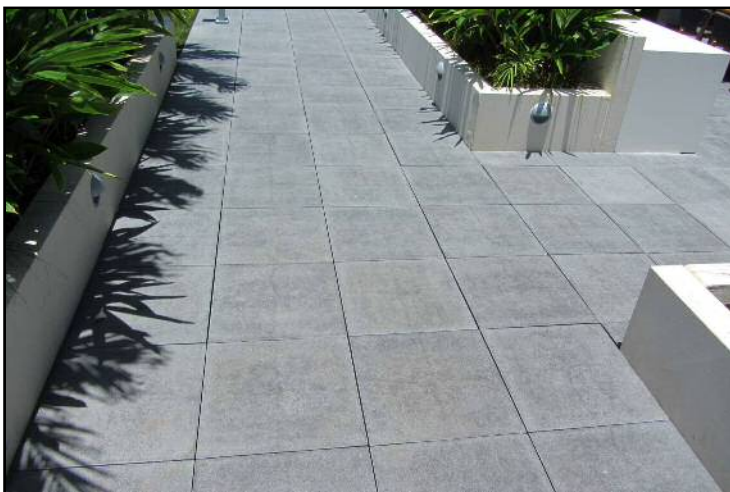


Evaluation: Topping slab under pool deck and stone pavers will be monitored for ponding and drainage by in-house staff.

Component: 280 - 7th Floor Pavers - Replace
Location: 7th floor recreation deck
Cost Source: Akamai Reserves Cost Database
Best Case: \$111,250 Estimate to repair
Worst Case: \$133,500 Higher estimate for subsurface repairs

Quantity: Approx 4,450 GSF

Useful Life:20 Remaining Useful Life:19



Evaluation: Tiles are new and in good condition. Recommend replacing broken tiles as needed under the Operating Budget as needed between full replacement.

Component: 312 - Aluminum/Glass Handrail - Replace

Quantity: Approx 11,700 LF

Location: Tower Lanais

Cost Source: Akamai Reserves Cost Database

Useful Life:25 **Remaining Useful Life:**24

Best Case: \$1,053,000 \$90/LF; Estimate for similar glass

Worst Case: \$1,287,000 \$110/LF; Higher estimate for upgrade



Evaluation: Hand rails are new and in good condition. No issues reported.

Component: 312 - Pool Handrail - Replace

Quantity: Approx 90 LF

Location: Pool

Cost Source: Akamai Reserves Cost Database

Useful Life:25 **Remaining Useful Life:**24

Best Case: \$9,000 \$90/LF; Estimate for similar glass

Worst Case: \$11,000 \$110/LF; Higher estimate for upgrade



Evaluation: Metal railing is new and in good functional condition.

Component: 318 - Wood Trellis - Repair
Location: Pool area
Cost Source:
Best Case:
Worst Case:

Quantity: (1) Trellis

Useful Life: Remaining Useful Life:



Evaluation: Metal and wood trellis is in fair condition. Plant droppings are staining the pavers. Recommend removing plants from trellis for access to repair, refinish wood, and paint metal.

Component: 322 - Metal Hand Rail - Replace
Location: Building stairs
Cost Source:
Best Case:
Worst Case:

Quantity: Stairwell Hand Rails

Useful Life: Remaining Useful Life:



Evaluation: With painting and small repairs performed in-house these components are long life with no expectation for full replacement.

Component: 414 - Pressure Fan - Replace
Location: Tower roof top
Cost Source: Akamai Reserves Cost Database
Best Case: \$60,000 Estimate to replace fan and intake
Worst Case: \$75,000 Higher estimate

Quantity: (3) Fans

Useful Life:15 **Remaining Useful Life:**14



Evaluation: SPF units are in good functioning condition. Inspection and maintenance is handled under the Operating Budget.

Component: 414 - Supply Fan - Replace
Location: Parking garage and 8th floor storage
Cost Source: Akamai Reserves Cost Database
Best Case: \$20,000 Estimate to replace fan and intake
Worst Case: \$40,000 Higher estimate

Quantity: (6) Units

Useful Life:15 **Remaining Useful Life:**14



Evaluation: Supply fan units are in good functioning condition. Inspection and maintenance is handled under the Operating Budget.

Component: 416 - Trash Chute - Partial Replace

Quantity: 43 Floors

Location: Lower sections of trash chute

Cost Source: Akamai Reserves Cost Database

Useful Life:20 **Remaining Useful Life:**19

Best Case: \$45,000 \$15,000/16 Ft; Estimate to replace chute

Worst Case: \$51,000 \$17,000/16Ft; Higher estimate



Evaluation: Trash chute is new and in good condition.

Recommend planning for partial replacement of heavy used lower sections. Cleaning and maintenance under the Operating Budget.

Component: 417 - Trash Compactor - Replace

Quantity: (1) Compactor

Location: Level 1 trash room

Cost Source: Akamai Reserves Cost Database

Useful Life:10 **Remaining Useful Life:**9

Best Case: \$15,000 Estimate to replace unit

Worst Case: \$18,000 Higher estimate



Evaluation: Marathon compactor was manufactured in 2016. System reported to be functional and in good condition.

Component: 418 - Trash Doors - Partial Replace
Location: 43rd to 3rd floors
Cost Source:
Best Case:
Worst Case:

Quantity: Approx 41 Doors

Useful Life: Remaining Useful Life:



Evaluation: Doors are new and in good functional condition. Recommend partial replacement as needed under the Operating Budget.

Component: 419 - Trash Compactor Bins - Replace
Location: Level 1 trash room
Cost Source: Estimate provided by client
Best Case: \$12,900 Estimate to replace unit
Worst Case: \$15,000 Higher estimate

Quantity: (3) Compactor Bins

Useful Life:15 **Remaining Useful Life:**14



Evaluation: Compactor bins are reported to be functional and in good condition.

Component: 425 - Crown Lighting - Replace

Quantity: Crown LED Lights

Location: Tower crown

Cost Source: Client Cost History

Useful Life:10 **Remaining Useful Life:**9

Best Case: \$114,000 Estimate to replace lighting system

Worst Case: \$125,000 Higher estimate for additional expenses



Evaluation: LED lighting system on crown is new and reported to be in good functional condition.

Component: 430 - Fire Alarm System - Replace/Upgrade

Quantity: Numerous Panels

Location: Throughout building

Cost Source: Budget estimate

Useful Life:20 **Remaining Useful Life:**19

Best Case: \$250,000 Estimate to replace control panels

Worst Case: \$300,000 Higher estimate



Evaluation: Recently installed modern system is report in good functional condition. Routine inspection and maintenance handled under the Operating Budget. System upgrade costs are undetermined at this time.

Component: 431 - Electrical Panels - Inspect/Repair
Location: All Tower common electrical switches and panels
Cost Source: Budget estimate
Best Case: \$9,000 Estimate to inspect and repair
Worst Case: \$11,000 Higher estimate for more repairs

Quantity: Heat Scan

Useful Life:4 **Remaining Useful Life:**3



Evaluation: Electrical panels are heat scanned on this cycle. Eventual full electrical system upgrade may be required. Inspection and routine testing will help develop upgrade plan as system ages.

Component: 436 - Fan Coil - Replace
Location: Units are located inside building
Cost Source: Akamai Reserves Cost Database
Best Case: \$33,000 Estimate for similar unit
Worst Case: \$35,200 Higher estimate

Quantity: Approx 11 Units

Useful Life:15 **Remaining Useful Life:**14



Evaluation: Fan coils are in good functional condition.

Component: 437 - Condenser - Replace
Location: Annex roof and mechanical area
Cost Source: Akamai Reserves Cost Database
Best Case: \$10,000 Estimate to replace
Worst Case: \$16,000 Higher estimate

Quantity: (2) Condensers

Useful Life:10 **Remaining Useful Life:**9



Evaluation: Condensers are in good functional condition.

Component: 438 - Split System Fan - Replace
Location: Mechanical rooms
Cost Source: Akamai Reserves Cost Database
Best Case: \$12,000 Estimate to replace
Worst Case: \$13,400 Higher estimate

Quantity: (4) Units

Useful Life:15 **Remaining Useful Life:**14



Evaluation: AC units are in good functional condition.

Component: 439 - Spit System Condenser - Replace
Location: Mechanical rooms
Cost Source: Akamai Reserves Cost Database
Best Case: \$12,000 Estimate to replace
Worst Case: \$13,400 Higher estimate

Quantity: (4) Units

Useful Life:10 **Remaining Useful Life:**9



Evaluation: AC units are in good functional condition.

Component: 441 - Outdoor Air Handler - Replace
Location: Building Roof
Cost Source: Budget estimate
Best Case: \$750,000 Estimate to replace
Worst Case: \$1,000,000 Higher estimate

Quantity: (1) Petra OAU

Useful Life:30 **Remaining Useful Life:**29



Evaluation: Unit is Quarterly and Monthly inspected and repairs are performed as needed under the Operating Budget. Additional information for future replacement needed.

Component: 442 - Compressor - Replace
Location: Inside rooftop unit
Cost Source: Akamai Reserves Cost Database
Best Case: \$14,000 Estimate to replace
Worst Case: \$15,000 Higher estimate

Quantity: (2) Compressors

Useful Life:5 **Remaining Useful Life:**4



Evaluation: Compressors are reported in good functional condition.

Component: 450 - Elevator - Modernize
Location: Center of Tower
Cost Source: Research with local contractor/vendor
Best Case: \$1,400,000 \$350,000/Elevator; Estimate for modernization
Worst Case: \$1,500,000 \$375,000/Elevator; Higher estimate

Quantity: (4) Elevators

Useful Life:25 **Remaining Useful Life:**24



Evaluation: New TAC50 ThyssenKrupp elevators are in good condition.

Component: 451 - Elevator Cab - Remodel

Quantity: (4) Cab Interiors

Location: Elevator interiors

Cost Source: Akamai Reserves Cost Database

Useful Life:15 **Remaining Useful Life:**14

Best Case: \$180,000 \$45,000/Custom cab; Remodel cab decor

Worst Case: \$220,000 \$55,000/Custom cab; Higher estimate



Evaluation: Interiors are new and in good condition.

Component: 452 - Elevator - Realign/Leveling

Quantity: (4) Elevators

Location: Center of Tower

Cost Source: Estimate provided by client

Useful Life:2 **Remaining Useful Life:**3

Best Case: \$24,000 Estimate for scan and alignment

Worst Case: \$26,000 Higher estimate for additional costs



Evaluation: Reported the elevators require routine floor scan and realigning/re-leveling of landing vanes as concrete compresses.

Component: 501 - Mailboxes - Replace
Location: Lobby
Cost Source: Akamai Reserves Cost Database
Best Case: \$75,000 Estimate to replace kiosks
Worst Case: \$105,000 Higher estimate

Quantity: (60) Kiosks

Useful Life:20 **Remaining Useful Life:**19



Evaluation: Mailboxes are not exposed outdoors and will have an extended Useful life. Units are new and in good condition.

Component: 514 - Storage Lockers - Replace
Location: Storage Areas
Cost Source:
Best Case:
Worst Case:

Quantity: Approx 493 Lockers

Useful Life: **Remaining Useful Life:**



Evaluation: Lockers are in good functional condition. Maintenance and replacement under the Operating Budget as needed.

Component: 515 - Artwork - Replace
Location: Throughout building
Cost Source: Client Cost History
Best Case: \$200,000 Estimate to replace
Worst Case: \$220,000 Higher estimate

Quantity: Undetermined

Useful Life:20 **Remaining Useful Life:**19



Evaluation: Artwork allowance for future replacement based on invoice.

Component: 541 - BBQ - Replace
Location: 7th floor recreation area
Cost Source:
Best Case:
Worst Case:

Quantity: (7) BBQs

Useful Life: **Remaining Useful Life:**



Evaluation: BBQs are maintained by in-house staff under the Operating Budget.

Component: 542 - Exercise Equipment - Replace
Location: Exercise room
Cost Source: Research with local contractor/vendor
Best Case: \$210,805 Estimate to replace
Worst Case: \$237,500 Higher estimate

Quantity: Approx 95 Pieces

Useful Life:12 **Remaining Useful Life:**11



Evaluation: Exercise equipment is in good functional condition. Cost based on full replacement.

Component: 552 - Pool Teak Deck - Replace
Location: Pool deck
Cost Source: Akamai Reserves Cost Database
Best Case: \$73,000 Estimate to replace teak
Worst Case: \$127,750 Higher estimate

Quantity: Approx 3,650 GSF

Useful Life:20 **Remaining Useful Life:**19



Evaluation: Teak decking is in good attractive condition.

Component: 555 - Pool - Resurface
Location: Pool area; 7th floor
Cost Source: Akamai Reserves Cost Database
Best Case: \$30,000 Estimate to resurface
Worst Case: \$35,000 Higher estimate

Quantity: Approx 900 GSF

Useful Life:10 **Remaining Useful Life:**9



Evaluation: Pool surface is new and in good condition.

Component: 556 - Spa - Resurface
Location: Pool area; 7th floor
Cost Source: Akamai Reserves Cost Database
Best Case: \$11,000 Estimate to resurface
Worst Case: \$12,000 Higher estimate

Quantity: (2) 8 X 8 Spas

Useful Life:8 **Remaining Useful Life:**7



Evaluation: Spas are new and in good condition.

Component: 562 - Pool Heater - Gas - Replace

Quantity: (3) Heaters

Location: Pool equipment room

Cost Source: Client Cost History

Useful Life:15 **Remaining Useful Life:**15

Best Case: \$6,750 Estimate for replacement unit

Worst Case: \$8,250 Higher estimate



Evaluation: Electric heaters planned for replacement with gas heaters in 2017.

Component: 563 - Pool/Spa Filter - Replace

Quantity: (3) Filters

Location: Pool equipment room

Cost Source: Akamai Reserves Cost Database

Useful Life:15 **Remaining Useful Life:**14

Best Case: \$5,400 Estimate to replace, installed

Worst Case: \$7,200 Higher estimate



Evaluation: Filters are in good functional condition.

Component: 564 - Pool Ph & Cl Control - Replace
Location: Pool equipment room, 7th floor
Cost Source: Akamai Reserves Cost Database
Best Case: \$12,500 Estimate to replace
Worst Case: \$17,500 Higher estimate

Quantity: (3) Units & (2) Tanks

Useful Life:10 **Remaining Useful Life:**9



Evaluation: Chemical control system is functional and in good condition.

Component: 565 - Pool Pump - Replace
Location: Pool equipment room
Cost Source: Akamai Reserves Cost Database
Best Case: \$8,000 Estimate to replace, installed
Worst Case: \$10,000 Higher estimate

Quantity: (5) Pumps

Useful Life:10 **Remaining Useful Life:**9



Evaluation: Pumps are in good functional condition.

Component: 570 - Pool Metal Furniture - Replace
Location: Pool deck and cabanas
Cost Source: Research with local contractor/vendor
Best Case: \$95,000 Estimate for replacement pieces
Worst Case: \$105,000 Higher estimate

Quantity: Approx 43 Pieces

Useful Life:10 **Remaining Useful Life:**9



Evaluation: Lounges and other metal furniture is in good condition. Useful life depending on exposure and usage. Cushions and pillows are included in Soft Goods component(#726).

Component: 570 - Pool Wood Furniture - Replace
Location: Pool deck and cabanas
Cost Source: Research with local contractor/vendor
Best Case: \$175,000 Estimate for replacement pieces
Worst Case: \$185,000 Higher estimate

Quantity: Approx 66 Pieces

Useful Life:15 **Remaining Useful Life:**14



Evaluation: Teak furniture requires routine maintenance and refinishing under the Operating Budget. Useful life depending on exposure and refinishing.

Component: 587 - Artificial Green Turf - Replace

Quantity: Approx 1,400 GSF

Location: Recreation Deck

Cost Source: Akamai Reserves Cost Database

Useful Life:10 **Remaining Useful Life:**9

Best Case: \$32,200 \$23.00/GSF; Estimate to replace installed new artificial turf

Worst Case: \$40,600 \$29.00/GSF; Higher estimate for upgrade turf



Evaluation: Artificial turf is new and in good condition.

Component: 588 - Dog Park Furniture - Replace

Quantity: (2) Benches & (1) Wash Station

Location: 5th Level; adjacent to parking

Cost Source: Research with local contractor/vendor

Useful Life:10 **Remaining Useful Life:**9

Best Case: \$10,000 Estimate to replace furniture

Worst Case: \$12,000 Higher estimate for additional costs



Evaluation: Stainless steel wash station and benches are new and in good condition.

Component: 588 - Dog Park Turf - Replace

Quantity: Approx 350 GSF

Location: 5th Level; adjacent to parking

Cost Source: Akamai Reserves Cost Database

Useful Life:12 **Remaining Useful Life:**11

Best Case: \$8,050 \$23.00/GSF; Estimate to replace installed new artificial turf

Worst Case: \$10,150 \$29.00/GSF; Higher estimate for upgrade turf



Evaluation: Turf is new and in good condition. Turf was being washed during site visit to maintain clean surface.

Component: 605 - Water Submetering - Replace

Quantity: (393) Submeters

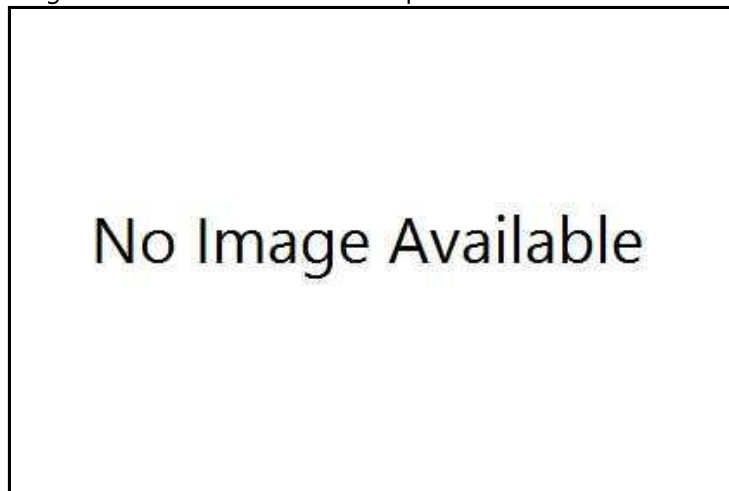
Location: Throughout property; one per unit

Cost Source: Akamai Reserves Cost Database

Useful Life:15 **Remaining Useful Life:**14

Best Case: \$314,400 Estimate to replace

Worst Case: \$353,700 Higher estimate for additional repair



Evaluation: Submetering valves have an undetermined useful life. Generally routine partial replacement of aged failing valves is performed under the Operating Budget. Estimate based on need for full replacement in the future.

Component: 608 - Plumbing - Repair/Replace

Quantity: Extensive

Location:

Cost Source:

Best Case:

Worst Case:

Useful Life: Remaining Useful Life:



Evaluation: Currently small plumbing repairs are performed under the Operating Budget by in-house staff. Eventual large repair projects will be required as building ages.

Component: 621 - Plumbing Drain/Stacks - Major Replacement

Quantity: Undetermined

Location: Common stacks, throughout building

Cost Source: Budget estimate

Best Case: \$3,262,500 Budget estimate to repair

Worst Case: \$3,600,000 Budget higher estimate replace

Useful Life:35 Remaining Useful Life:34



Evaluation: Horizontal lines in the parking garage are new and in good condition. Recommend routine inspection and evaluation of all common lines under the Operating Budget.

Component: 701 - Interior Surfaces - Paint
Location: Interior common areas
Cost Source:
Best Case:
Worst Case:

Quantity: Undetermined

Useful Life: Remaining Useful Life:

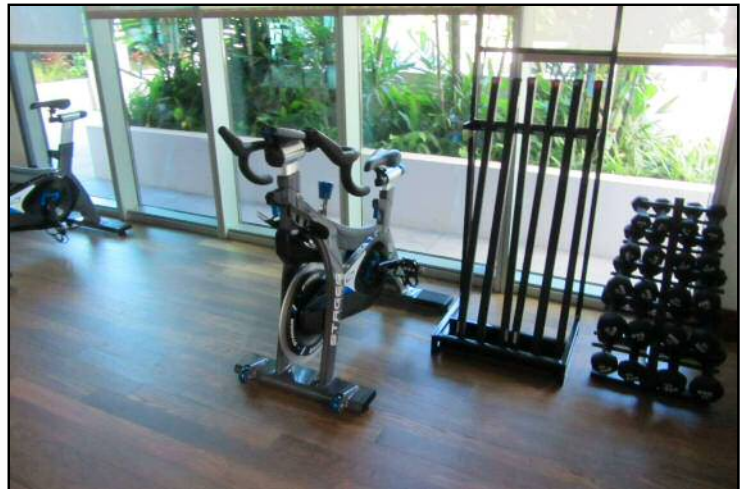


Evaluation: Tower interior painted surfaces are maintained under the Operating Budget by in-house staff.

Component: 709 - Window Treatment - Replace
Location: Yoga room, Fitness room, and Waiting room
Cost Source: Research with local contractor/vendor
Best Case: \$15,000 Estimate to replace treatment
Worst Case: \$16,500 Higher estimate

Quantity: (3) Roller Shades

Useful Life:10 **Remaining Useful Life:**9



Evaluation: Shades are functional and in good condition.

Component: 710 - Restrooms - Remodel
Location: 7th Floor Restrooms & Lobby Restroom
Cost Source: Akamai Reserves Cost Database
Best Case: \$22,500 Estimate to refurbish restrooms
Worst Case: \$35,000 Higher estimate to refurbish

Quantity: (5) Restrooms

Useful Life:8 **Remaining Useful Life:**7



Evaluation: Restrooms are in good condition.

Component: 713 - Tower Hallway Carpet - Replace
Location: Resident hallways; floors 2-43
Cost Source: Akamai Reserves Cost Database
Best Case: \$362,600 Estimate to replace carpet
Worst Case: \$392,000 Higher estimate

Quantity: Approx 4,900 GSY

Useful Life:10 **Remaining Useful Life:**9



Evaluation: Carpets are new and in good condition.

Component: 714 - Tile Floor - Replace
Location: 1st floor lobby, elevator lobbies, and front entry
Cost Source: Akamai Reserves Cost Database
Best Case: \$135,000 \$25/GSF; Estimate to replace tile
Worst Case: \$189,000 \$35/GSF; Higher estimate

Quantity: Approx 5,400 GSF

Useful Life:25 **Remaining Useful Life:**24



Evaluation: Tile flooring is in good condition.

Component: 718 - Lobby & Club Furniture - Replace
Location: 1st floor lobby, Club room, lobby lanai, E-lounge
Cost Source: Research with local contractor/vendor
Best Case: \$147,000 Estimate for replacement pieces
Worst Case: \$157,500 Higher estimate

Quantity: Approx 105 Pieces

Useful Life:10 **Remaining Useful Life:**9



Evaluation: Furniture is in good condition.

Component: 726 - Soft Goods - Lobby & 7th
Location: 1st floor & 7th floor
Cost Source: Research with local contractor/vendor
Best Case: \$90,000 Estimate to replace
Worst Case: \$100,000 Higher estimate

Quantity: Approx 415 Pieces

Useful Life:5 **Remaining Useful Life:**4



Evaluation: Soft goods are in good condition. Recommend individual replacement as needed under the Operating Budget.

Component: 726 - Soft Goods - Pool Deck
Location: 7th floor Pool Deck
Cost Source: Research with local contractor/vendor
Best Case: \$30,625 Estimate to replace cushions and fabric
Worst Case: \$32,375 Higher estimate

Quantity: Approx 175 Pieces

Useful Life:5 **Remaining Useful Life:**4



Evaluation: Cushions, pillows, and fabric goods will require frequent replacement to maintain appearance.

Component: 730 - Utility Doors - Partial Replace

Quantity: Approx 380 Doors

Location: Throughout building

Cost Source: Akamai Reserves Cost Database

Useful Life:5 **Remaining Useful Life:**10

Best Case: \$45,000 \$1,500/Door; Estimate for replacement

Worst Case: \$75,000 \$2,500/Door; Higher estimate for additional expenses



Evaluation: Recommend planning for partial replacement of 30 doors every 5 years beginning in 10 years.

Component: 731 - Elevator Fire Doors - Replace

Quantity: (336) Doors

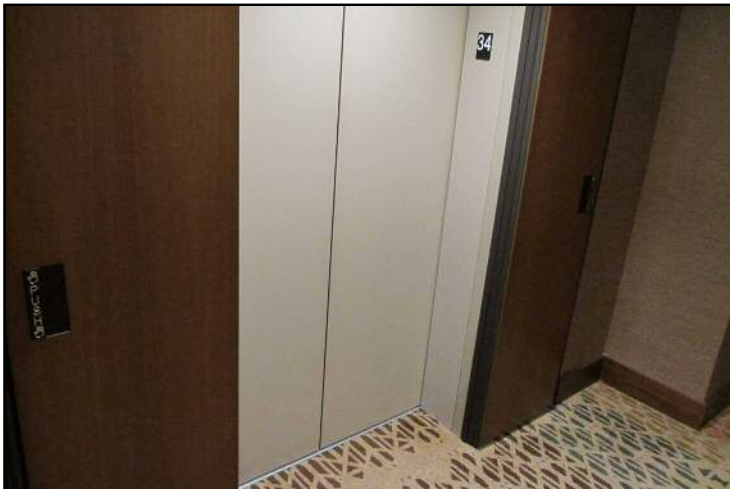
Location: Elevator Lobbies

Cost Source: Akamai Reserves Cost Database

Useful Life:25 **Remaining Useful Life:**24

Best Case: \$672,000 \$2,000/Door; Estimate to install new door

Worst Case: \$1,008,000 \$3,000/door and hardware; Higher estimate



Evaluation: Doors are new and in good condition.

Component: 740 - Ceiling Lights - Replace
Location: Lobby, E-Lounge, and Club Room
Cost Source: Research with local contractor/vendor
Best Case: \$38,000 Estimate to replace
Worst Case: \$42,000 Higher estimate

Quantity: Numerous

Useful Life:15 **Remaining Useful Life:**14



Evaluation: Interior lights are maintained and replaced as needed under the Operating Budget.

Component: 740 - Elevator Lobby Lighting - Replace
Location: Throughout building common hallways and lobby
Cost Source: Research with local contractor/vendor
Best Case: \$34,944 Estimate to replace
Worst Case: \$50,400 Higher estimate

Quantity: Approx 84 Lights

Useful Life:12 **Remaining Useful Life:**11



Evaluation: Large elevator lights are in good condition. Small interior lights are maintained and replaced as needed under the Operating Budget.

Component: 741 - Exit Lights - Replace

Quantity: Approx 200 Lights

Location: Throughout building

Cost Source: Akamai Reserves Cost Database

Useful Life:10 **Remaining Useful Life:**9

Best Case: \$50,000 \$250.00/Light; Estimate to replace installed

Worst Case: \$70,000 \$350.00/Light; Higher Estimate to replace



Evaluation: Exit lights are new and in good functional condition.

Component: 742 - Emergency Lights - Replace

Quantity: Approx 100 Lights

Location: Stairways, garage, service areas

Cost Source: Akamai Reserves Cost Database

Useful Life:10 **Remaining Useful Life:**9

Best Case: \$80,000 Estimate for replacement

Worst Case: \$90,000 Higher estimate



Evaluation: Motion sensor emergency lighting is in good functional condition. Recommend individual replacement and repair as needed under the Operating Budget to avoid full replacement.

Component: 904 - Flower Planters - Replace

Quantity: Approx 4,600 GSF

Location: Recreation deck on 7th floor

Cost Source: Akamai Reserves Cost Database

Useful Life:25 **Remaining Useful Life:**24

Best Case: \$115,000 \$25/GSF; Estimate to remove soil and replace membrane

Worst Case: \$138,000 \$30/GSF; Higher estimate



Evaluation: One planter was being repaired during site inspection due to drainage issue. Generally new and in good condition.

Component: 1019 - Metal Awnings - Repair/Replace

Quantity: Approx 12 Awnings

Location: 7th Floor Recreation Deck

Cost Source: Budget estimate

Useful Life:25 **Remaining Useful Life:**24

Best Case: \$12,000 Estimate to replace

Worst Case: \$14,400 Higher estimate



Evaluation: Awnings appear to be aluminum. Metal is in good attractive condition.

Component: 1025 - Window Seal - Test/Repair

Quantity: Approx 192,000 GSF

Location: Tower windows

Cost Source: Estimate provided by client

Useful Life:10 **Remaining Useful Life:**9

Best Case: \$401,280 Estimate to inspect

Worst Case: \$432,000 Higher estimate for additional expenses



Evaluation: Inspection and testing planned on a 10 year cycle. Windows are routinely cleaned under the Operating Budget. Testing will be necessary to determine seal replacement.

Component: 1026 - Window Seal - Replace

Quantity: Approx 192,000 GSF

Location: Tower windows

Cost Source: Estimate provided by client

Useful Life:20 **Remaining Useful Life:**19

Best Case: \$1,814,400 Estimate to replace caulking

Worst Case: \$2,000,640 Higher estimate for additional labor



Evaluation: Future window seal full replacement will be determined during inspection and testing planned on a 10 year cycle. Old caulking will be removed and replaced with new silicone sealant.

Component: 1070 - Glass Doors - Replace
Location: Tower common doors
Cost Source: Akamai Reserves Cost Database
Best Case: \$62,500 Estimate to replace with windows
Worst Case: \$75,000 Higher estimate

Quantity: Approx 25 Doors

Useful Life:25 **Remaining Useful Life:**24



Evaluation: Glass doors are in good functional condition.

Component: 1107 - Tower/Annex Roof - Replace
Location: Tower roof top
Cost Source: Akamai Reserves Cost Database
Best Case: \$144,000 Estimate to replace
Worst Case: \$180,000 Higher estimate for additional repair

Quantity: Approx 18,000 GSF

Useful Life:20 **Remaining Useful Life:**19



Evaluation: Membrane flat roofing is in good condition. Routine inspection and small repairs recommended under the Operating Budget. Annex and Tower roofs were inspected during site visit. Pool equipment and other small buildings are included in this component, these roofs were not inspected.

Component: 1110 - Metal Roof - Repair/Replace

Quantity: Approx 2,700 GSF

Location: Carport at lobby driveway

Cost Source: Budget estimate

Useful Life:15 **Remaining Useful Life:**14

Best Case: \$21,600 \$8.00/GSF; Estimate to repair/replace

Worst Case: \$25,650 \$9.50/GSF; Higher estimate to repair/replace



Evaluation: Portico metal roof below corridor at lobby entrance.

Component: 1115 - Pavilion Roof - Replace

Quantity: Approx 875 GSF

Location: Pavilion roofs

Cost Source: Akamai Reserves Cost Database

Useful Life:20 **Remaining Useful Life:**19

Best Case: \$13,125 Estimate to replace with metal

Worst Case: \$21,875 Higher estimate to replace



Evaluation: Metal roofs are in good condition.

Component: 1125 - Window Wash Equip - Replace/Repair

Quantity: (2) Davit Arm & (25) Davit Bases

Location: Tower roof top

Cost Source:

Useful Life: Remaining Useful Life:

Best Case:

Worst Case:



Evaluation: Window washing davits are long life components with an undetermined useful life. Reported testing is scheduled in 10 years.

Component: 322 - Metal Hand Rail - Replace
Location: Mezzanine floor
Cost Source:
Best Case:
Worst Case:

Quantity: Minimal

Useful Life: Remaining Useful Life:



Evaluation: Balcony railing is in good condition. Recommend maintenance and replacement under the Operating Budget.

Component: 322 - Metal Hand Rail - Replace
Location: Building stairs
Cost Source:
Best Case:
Worst Case:

Quantity: Stairs and Rails

Useful Life: Remaining Useful Life:



Evaluation: Stairs and hand rails were being painted during site inspection. With painting and small repairs performed in-house these components are long life with no expectation for full replacement.

Component: 402 - Entry System - Replace
Location: Entrances
Cost Source: Budget estimate
Best Case: \$20,000 Estimate to replace
Worst Case: \$25,000 Higher estimate

Quantity: (1) Entry System

Useful Life:10 **Remaining Useful Life:**9



Evaluation: Keypads and fob entry system is functional and in good condition.

Component: 412 - Exhaust Fan - Replace
Location: Throughout building
Cost Source: Akamai Reserves Cost Database
Best Case: \$19,800 Estimate for replacement
Worst Case: \$24,200 Higher estimate

Quantity: (11) Units

Useful Life:10 **Remaining Useful Life:**9



Evaluation: Exhaust fans are reported to be in good functional condition.

Component: 412 - Exhaust Fan - Replace
Location: Throughout building
Cost Source:
Best Case:
Worst Case:

Quantity: (5) Units

Useful Life: Remaining Useful Life:



Evaluation: Small exhaust fans are reported in good condition. Recommend maintenance and replacement under the Operating Budget.

Component: 416 - Trash Chute - Partial Replace
Location: Lower sections of trash chute
Cost Source: Budget estimate
Best Case: \$15,000 \$15,000/16 Ft; Estimate to replace chute
Worst Case: \$17,000 \$17,000/16Ft; Higher estimate

Quantity: (4) Floors

Useful Life:20 **Remaining Useful Life:**19



Evaluation: Trash chute is new and in good condition. Recommend planning for partial replacement of heavy used lower sections. Cleaning, door replacement, and maintenance under the Operating Budget.

Component: 430 - Fire Alarm System - Replace/Upgrade
Location: Throughout building
Cost Source: Budget estimate
Best Case: \$40,000 Estimate for replacement system, installed
Worst Case: \$50,000 Higher estimate

Quantity: Fire Alarm System

Useful Life:20 **Remaining Useful Life:**19



Evaluation: Recently installed modern system is report in good functional condition. Routine inspection and maintenance handled under the Operating Budget. System upgrade costs are undetermined at this time.

Component: 431 - Electrical Panels - Inspect/Repair
Location: All common electrical switches and panels
Cost Source:
Best Case: \$9,000
Worst Case: \$11,000

Quantity: Heat Scan

Useful Life:4 **Remaining Useful Life:**3



Evaluation: Electrical panels are heat scanned on this cycle. Eventual full electrical system upgrade may be required. Inspection and routine testing will help develop upgrade plan as system ages.

Component: 436 - Fan Coil - Replace
Location: Units are located inside building
Cost Source: Akamai Reserves Cost Database
Best Case: \$21,000 Estimate for similar unit
Worst Case: \$22,400 Higher estimate

Quantity: Approx 7 Fan Coils

Useful Life:15 **Remaining Useful Life:**14



Evaluation: Fan coils are in good functional condition.

Component: 437 - Condenser - Replace
Location: Building Roof
Cost Source: Akamai Reserves Cost Database
Best Case: \$5,000 Estimate to replace
Worst Case: \$8,000 Higher estimate

Quantity: (1) Unit

Useful Life:10 **Remaining Useful Life:**9



Evaluation: Condenser is in good functional condition.

Component: 441 - Outdoor Air Handler - Replace
Location: Building Roof
Cost Source: Akamai Reserves Cost Database
Best Case: \$200,000 Estimate to replace
Worst Case: \$250,000 Higher estimate

Quantity: (1) Unit

Useful Life:30 **Remaining Useful Life:**29



Evaluation: AAON unit is new and in good condition. Inspection and maintained by in-house staff.

Component: 442 - Compressor - Replace
Location: Inside rooftop unit
Cost Source: Akamai Reserves Cost Database
Best Case: \$14,000 Estimate to replace
Worst Case: \$15,000 Higher estimate

Quantity: (2) Compressor

Useful Life:5 **Remaining Useful Life:**4



Evaluation: Compressors are reported to be in good functional condition.

Component: 450 - Elevator - Modernize
Location: Adjacent to front entry
Cost Source: Akamai Reserves Cost Database
Best Case: \$240,000 Estimate to modernize
Worst Case: \$260,000 Higher estimate to modernize

Quantity: (2) Elevators

Useful Life:25 **Remaining Useful Life:**24



Evaluation: New Schindler elevator are in good functional condition. Equipment is located on the top of the cabs, was not inspected.

Component: 451 - Elevator Cab - Remodel
Location: Elevator interiors
Cost Source: Akamai Reserves Cost Database
Best Case: \$90,000 \$45,000/Cab; Remodel cab decor
Worst Case: \$110,000 \$55,000/Cab; Higher estimate

Quantity: (2) Cab Interiors

Useful Life:15 **Remaining Useful Life:**14



Evaluation: Interiors are new and in good condition.

Component: 501 - Mailboxes - Replace
Location: Adjacent to building entrance
Cost Source: Akamai Reserves Cost Database
Best Case: \$17,500 Estimate to replace kiosks
Worst Case: \$24,500 Higher estimate

Quantity: (14) Kiosks

Useful Life:20 **Remaining Useful Life:**19



Evaluation: Mailboxes are not exposed outdoors and will have an extended Useful Life. Units are in good functional condition.

Component: 511 - Pool Table - Replace
Location: Club Room
Cost Source: Akamai Reserves Cost Database
Best Case: \$10,000 Estimate to replace
Worst Case: \$12,500 Higher estimate

Quantity: (1) Pool Table

Useful Life:20 **Remaining Useful Life:**19



Evaluation: Pool table is in good condition.

Component: 514 - Storage Lockers - Replace
Location: Storage Room
Cost Source:
Best Case:
Worst Case:

Quantity: Approx 54 Lockers

Useful Life: Remaining Useful Life:

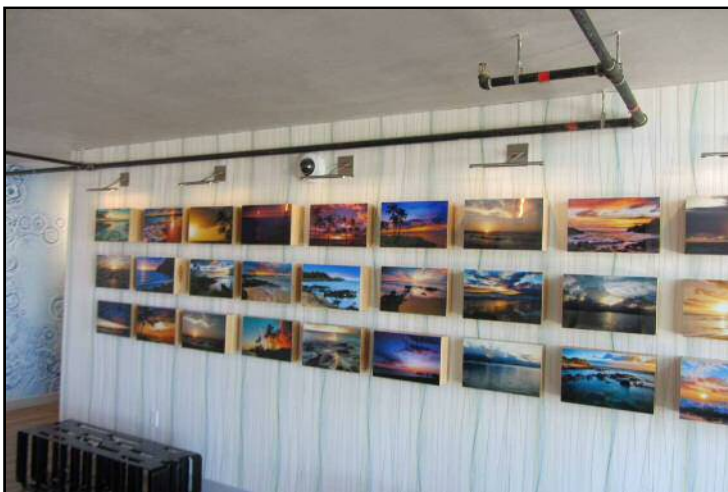


Evaluation: Lockers are in good functional condition. Maintenance and replacement under the Operating Budget as needed.

Component: 515 - Artwork - Replace
Location: Throughout building
Cost Source: Budget estimate
Best Case: \$35,000 Estimate to replace
Worst Case: \$50,000 Higher estimate

Quantity: Various Pieces

Useful Life:20 **Remaining Useful Life:**19



Evaluation: Artwork allowance for future replacement.

Component: 542 - Exercise Equipment - Replace
Location: Fitness room
Cost Source: Akamai Reserves Cost Database
Best Case: \$13,314 Estimate to replace
Worst Case: \$15,000 Higher estimate

Quantity: (6) Pieces

Useful Life:12 **Remaining Useful Life:**11



Evaluation: Equipment is functional and in good condition.

Component: 543 - Rubber Flooring - Replace
Location: Exercise Room
Cost Source: Akamai Reserves Cost Database
Best Case: \$4,500 \$10.00/GSF; Estimate for rubberized flooring
Worst Case: \$9,000 \$20.00/GSF; Higher estimate for rubberized flooring

Quantity: Approx 450 GSF

Useful Life:8 **Remaining Useful Life:**7



Evaluation: Flooring is in good condition.

Component: 605 - Water Submetering - Replace

Quantity: Approx 54 Meters

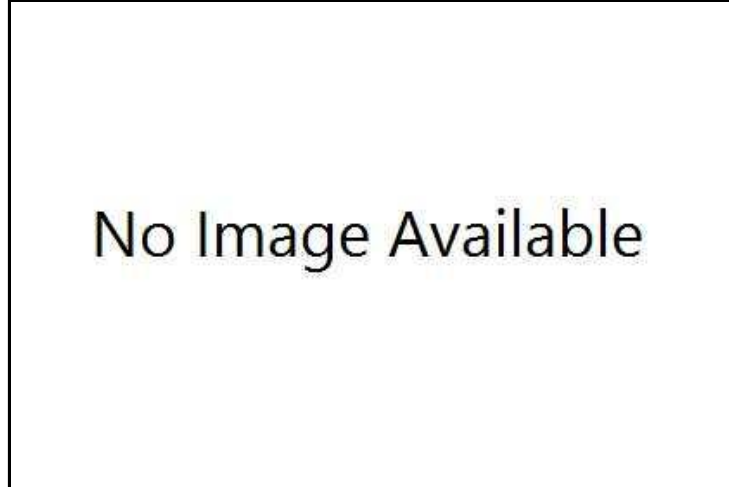
Location: Throughout property; one per unit

Cost Source: Akamai Reserves Cost Database

Useful Life:10 **Remaining Useful Life:**9

Best Case: \$43,200 Estimate to replace

Worst Case: \$48,600 Higher estimate for additional repair



Evaluation:

Component: 702 - Wall Covering - Replace

Quantity: Approx 1,800 GSF

Location: Interior walls throughout building

Cost Source: Akamai Reserves Cost Database

Useful Life:12 **Remaining Useful Life:**11

Best Case: \$5,400 \$3.00/GSF; Estimate to replace

Worst Case: \$6,300 \$3.50; Higher estimate



Evaluation: Wall paper is in good attractive condition.

Component: 709 - Window Treatment - Replace
Location: Exterior Windows
Cost Source: Budget estimate
Best Case: \$15,000 Estimate to replace treatment
Worst Case: \$16,500 Higher estimate

Quantity: Undetermined

Useful Life:10 **Remaining Useful Life:**9



Evaluation: Shades are functional and in good condition.

Component: 710 - Restroom - Remodel
Location: Adjacent to Club Room
Cost Source: Akamai Reserves Cost Database
Best Case: \$4,500 Estimate to refurbish restrooms
Worst Case: \$7,000 Higher estimate to refurbish

Quantity: (1) Restroom

Useful Life:8 **Remaining Useful Life:**7



Evaluation: Small restroom is in good condition.

Component: 713 - Carpet - Replace
Location: Hallways and club room
Cost Source: Akamai Reserves Cost Database
Best Case: \$88,800 Estimate to replace carpet
Worst Case: \$96,000 Higher estimate

Quantity: Approx 1,200 GSY

Useful Life:8 **Remaining Useful Life:**7



Evaluation: Generally in good condition. Carpet on the mezzanine garage entry is showing stains.

Component: 714 - Tile Floor - Replace
Location: Main lobby, club room, and adjacent hallways
Cost Source: Akamai Reserves Cost Database
Best Case: \$38,750 \$25/GSF; Estimate to replace tile
Worst Case: \$54,250 \$35/GSF; Higher estimate

Quantity: Approx 1,550 GSF

Useful Life:20 **Remaining Useful Life:**19



Evaluation: Tile floor is in good attractive condition.

Component: 718 - Furniture - Replace
Location: Lounge and common areas
Cost Source: Akamai Reserves Cost Database
Best Case: \$49,000 Estimate for replacement pieces
Worst Case: \$52,500 Higher estimate

Quantity: Undetermined

Useful Life:10 **Remaining Useful Life:**9

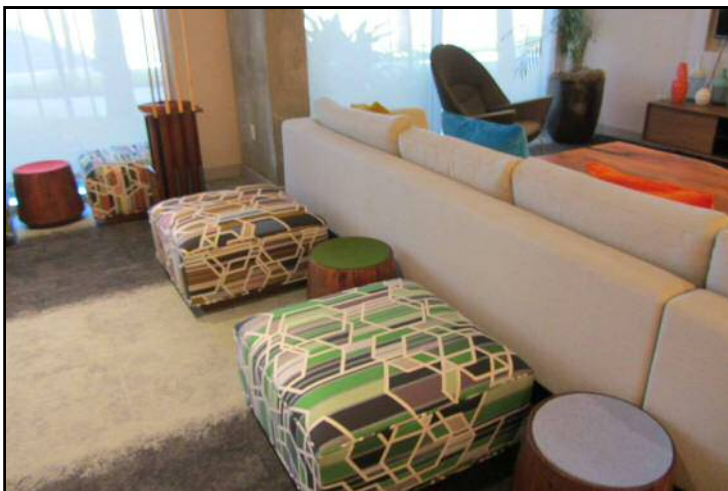


Evaluation: Furniture is new and in good condition.

Component: 726 - Soft Goods - Replace
Location: Interior room furniture
Cost Source: Akamai Reserves Cost Database
Best Case: \$17,500 Estimate to replace cushions and fabric
Worst Case: \$18,500 Higher estimate

Quantity: Undetermined

Useful Life:5 **Remaining Useful Life:**4



Evaluation: Fabric, area rug, and soft goods are in good attractive condition.

Component: 730 - Utility Doors - Partial Replace

Quantity: Approx 45 Doors

Location: Throughout building

Cost Source: Budget estimate

Useful Life:5 **Remaining Useful Life:**10

Best Case: \$7,500 \$1,500/Door; Estimate for replacement

Worst Case: \$12,500 \$2,500/Door; Higher estimate for additional expenses



Evaluation: Recommend planning for partial replacement of 4-5 doors every 5 years beginning in 10 years.

Component: 740 - Interior Lighting - Replace

Quantity: Undetermined

Location: Throughout building common hallways and lobby

Cost Source: Budget estimate

Useful Life:12 **Remaining Useful Life:**11

Best Case: \$10,000 Estimate to replace

Worst Case: \$20,000 Higher estimate



Evaluation: Small interior lights are maintained and replaced as needed under the Operating Budget. Estimate for eventual major upgrade.

Component: 772 - Appliances - Replace
Location: Kitchen
Cost Source: Budget estimate
Best Case: \$9,000 Estimate to replace installed
Worst Case: \$11,000 Higher estimate

Quantity: (7) Pieces

Useful Life:10 **Remaining Useful Life:**9

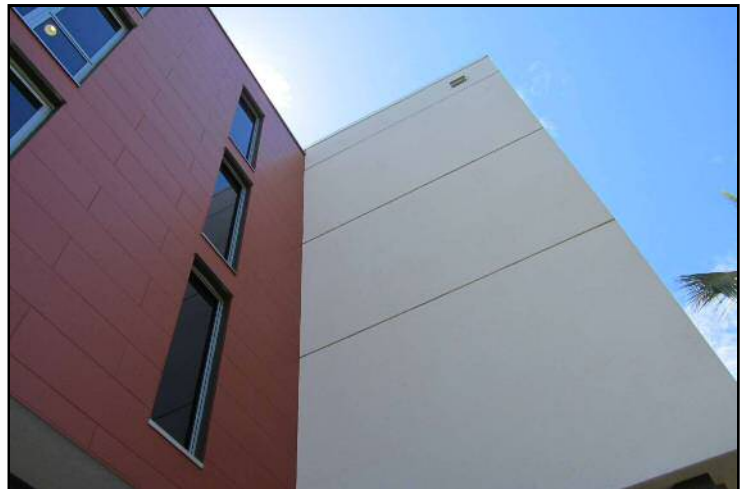


Evaluation: Units are in good functional condition.

Component: 1002 - Exterior Concrete - Paint
Location: Building exterior
Cost Source: Akamai Reserves Cost Database
Best Case: \$82,500 Estimate to paint
Worst Case: \$105,000 Higher estimate to paint

Quantity: Approx 30,000 GSF

Useful Life:10 **Remaining Useful Life:**9



Evaluation: Paint is in good condition.

Component: 1019 - Awnings - Replace
Location: Entrance
Cost Source: Budget estimate
Best Case: \$9,100 Estimate to replace
Worst Case: \$11,700 Higher estimate

Quantity: Approx 130 GSF

Useful Life:20 **Remaining Useful Life:**19



Evaluation: Metal awning above main entry is in good condition.

Component: 1070 - Glass Doors and Windows - Replace
Location: Building exterior
Cost Source: Akamai Reserves Cost Database
Best Case: \$230,000 Estimate to refurbish
Worst Case: \$280,000 Higher estimate

Quantity: Approx 2,000 GSF

Useful Life:25 **Remaining Useful Life:**24



Evaluation: Windows and glass doors are in good functional condition.

Component: 1107 - Single Ply Membrane - Replace

Quantity: Approx 13,000 GSF

Location: Rooftop

Cost Source: Akamai Reserves Cost Database

Useful Life:20 **Remaining Useful Life:**19

Best Case: \$104,000 Estimate to replace

Worst Case: \$130,000 Higher estimate for additional repair



Evaluation: Membrane roof is in good condition.

Component: 1125 - Window Wash Equip - Repr/Repl

Quantity: (34) Anchors

Location: Loft Rooftop

Cost Source:

Useful Life: **Remaining Useful Life:**

Best Case:

Worst Case:



Evaluation: Window washing davits are long life components with an undetermined useful life. Reported testing is scheduled in 10 years.