

Photographic Inventory Assessment

Comp #: 103 Concrete Walks - Replace



Location: Throughout community

Quantity: Approx 20,600 GSF

Useful Life: 5

Remaining Life: 3

Best Cost: \$16,500

\$4/GSF - Lower allowance to replace approximately 20%

Worst Cost: \$24,700

\$6/GSF - Higher allowance to replace approximately 20%

Site Notes:

Observations:

Concrete is in good condition with minimal areas of cracking or deterioration observed. Concrete should be inspected periodically and cracks sealed to prevent moisture penetration. Moisture penetration will cause concrete to heave and break. Cycle work with other concrete projects when possible, for economic efficiency.

Source of Information: CAR Database

Comp #: 201 Asphalt - Resurface



Location: Streets and drives
Quantity: Approx 135,000 GSY

Useful Life: 7
Remaining Life: 1

Best Cost: \$860,600
\$21.25/GSY - Lower estimate to mill and resurface approximately 30%

Worst Cost: \$1,012,500
\$25.00/GSY - Higher allowance to mill and resurface approximately 30%

Site Notes:

Observations:

Asphalt ranges from good to poor condition with areas of filling, patching and damage noted. Recommend yearly inspections to ensure surface integrity and fill any developing cracks. Also, shoulder design and maintenance are critical in maintaining the integrity of the asphalt in areas where the edges are not supported by a curb system. We recommend following CDOT road design (cross section) recommendations, or engage an engineer to recommend specific design criteria for this community. Funding anticipates resurfacing approximately 30% of the community per cycle, addressing the entire community over a 20 year period.

Source of Information: Local Vendor or Contractor - Avery Asphalt

Comp #: 202 Asphalt - Seal/Repair



Location: Streets and drives
Quantity: Approx 135,000 GSY

Useful Life: 1

Remaining Life: 0

Best Cost: \$37,200
\$1.10/GSY - Lower allowance to seal approximately 25%

Worst Cost: \$54,100
\$1.60/GSY - Higher allowance to seal approximately 25%

Site Notes:

Scratches, raveling, loss of coat, UV damage

Observations:

Asphalt surface ranges from good to poor condition. Seal coating does not add any structural integrity to the asphalt. However, seal coating protects the asphalt from UV deterioration and fills cracks typically no larger than 1/16". Recommend yearly inspections and crack/fill work to mitigate any subsurface moisture. Funding anticipates sealing approximately 25% of the community annually, so that the entire community is sealed every 4 years.

Source of Information: Local Vendor or Contractor - Avery Asphalt

Comp #: 202 Asphalt - Crack Fill



Location: Streets and drives
Quantity: Approx 135,000 GSY

Useful Life: 1

Remaining Life: 0

Best Cost: \$2,000
Lower allowance to fill cracks

Worst Cost: \$3,000
Higher allowance to fill cracks

Site Notes:

Cracking near manhole covers, some edge cracking

Observations:

Recommend yearly inspections and crack/fill work to mitigate any subsurface moisture. Subsurface moisture and loads typically contribute to accelerated deterioration. Also, timing is important in when scheduling crack/fill work to be completed in order to take advantage of maximum shrinkage and workability of materials during the warmer months of the year.

Source of Information: CAR Database

Comp #: 204 Concrete Curb & Gutter - Replace



Location: Streets and Drives
Quantity: Approx 49,200 GSF

Useful Life: 10

Remaining Life: 3

Best Cost: \$39,400
\$4/GSF - Lower allowance to replace approximately 20%

Worst Cost: \$59,000
\$6/GSF - Higher allowance to replace approximately 20%

Site Notes:

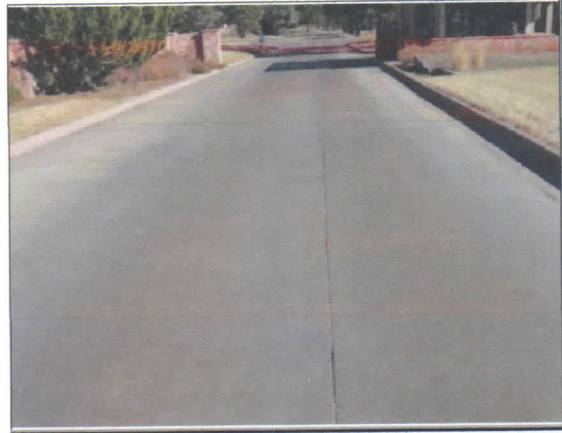
Some settling cracks, some chips and freeze damage. All minimal.

Observations:

Concrete curb and gutter range from overall good to fair condition with isolated areas of cracks and chipped concrete. Repair and replace curb and gutter to mitigate any subsurface moisture. Cycle work with other concrete projects when possible, for economic efficiency.

Source of Information: CAR Database

Comp #: 205 Concrete Drive - Repair



Location:

Quantity: Approx 13,400 GSF

Useful Life: 5

Remaining Life: 3

Best Cost: \$6,700

\$5/GSF - Lower allowance to replace approximately 10%

Worst Cost: \$9,400

\$7/GSF - Higher allowance to replace approximately 10%

Site Notes:

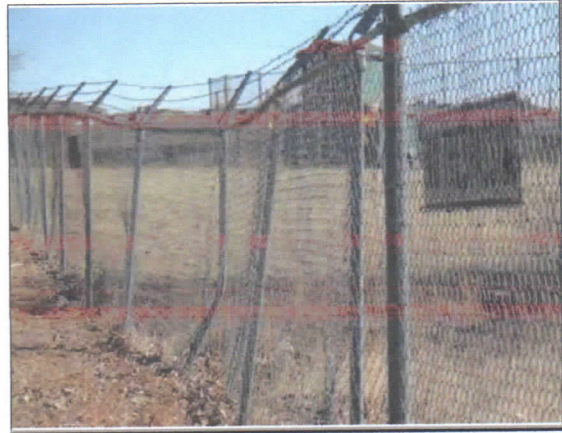
Some limited settling, one cracked section

Observations:

Concrete located at the entrance area is in overall fair condition with some signs of cracking and settlement. Recommend repairing trip and fall hazards immediately and inspect yearly for any ongoing damage. Also, recommend repairing and replacing concrete to mitigate subsurface moisture penetration, which will accelerate the useful life of this component. Cycle work with other concrete projects when possible, for economic efficiency.

Source of Information: CAR Database

Comp #: 502 Chain Link Fence - Replace



Location: South and southeast perimeter

Quantity: Approx 6,000 LF

Useful Life: 30

Remaining Life: 10

Best Cost: \$108,000

\$18/LF - Lower allowance to replace

Worst Cost: \$132,000

\$22/LF - Higher allowance to replace

Site Notes:

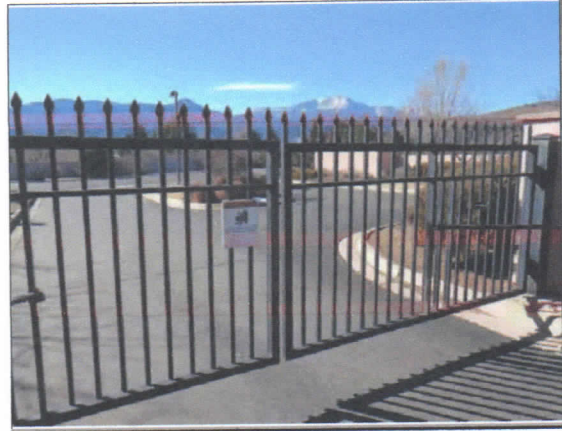
Evidence of persons climbing over fence near east edge adjoining office park.

Observations:

Chain link fencing varies in age and condition, but is in overall good to fair condition, with some damage noted near the high school area. Recommend stretching and tightening fence between major replacement cycles to maintain integrity. Replacement anticipates reusing a majority of the poles when possible.

Source of Information: Local Vendor or Contractor - Split Rail Fence Co,

Comp #: 503 Metal Fence - Replace



Location: Throughout community perimeter

Quantity: Approx 2,500 LF

Useful Life: 45

Remaining Life: 25

Best Cost: \$162,500

\$65/LF - Lower allowance to replace

Worst Cost: \$212,500

\$85/LF - Higher allowance to replace

Site Notes:

Surface is intact, general fading overall.
Appears to be Amstar.

Observations:

Metal fence is in good condition with no significant signs of rust or damage, but significant fading in areas. Recommend maintaining fence by ensuring paint and surface integrity are intact. Treat rust prior to painting. Funding is to replace fence due to age, wear and exposure to the elements.

Source of Information: Local Vendor or Contractor - Split Rail Fence Co.

Comp #: 506 Wire Fence - Replace



Location: Northern perimeter of community

Quantity: Approx 10,900 LF

Useful Life: 10

Remaining Life: 7

Best Cost: \$2,000

Lower allowance to replace a portion

Worst Cost: \$4,000

Higher allowance to replace a portion

Site Notes:

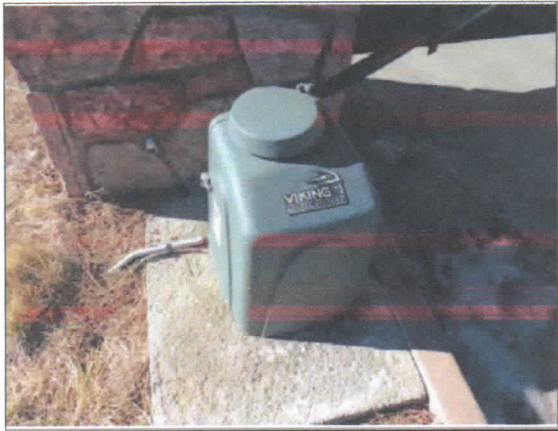
Wire fencing with a combination of metal and wood posts. Typically \$2.00 LF to fully replace depending upon access.

Observations:

The wire livestock fence is in overall fair condition. Funding is for ongoing repairs and replacement on an as-needed basis. The entire fence was not closely inspected due to access limitations.

Source of Information: Vendor or Contractor - Kencove Fence

Comp #: 705 Gate Operator - Replace



Location: Entrances and exits

Quantity: (10) Operators

Useful Life: 8

Remaining Life: 4

Best Cost: \$7,200

\$3,600/each - Lower allowance to replace 2 units

Worst Cost: \$9,200

\$4,600/each - Higher allowance to replace 2 units

Site Notes:

Main entrance - (2) Viking F-1 installed 2008
North entrance - (4) Elite CSN-200-UL installed 2004
West entrance - (4) Viking F-1, (3) installed 2004, (1) replaced 2013

Observations:

Gate operators are reported to be operating properly, with 1 replacement noted. Recommend regular inspections, cleaning and maintenance to ensure useful life. Funding anticipates replacing operators on an as-needed basis with no anticipation of replacing all operators at one time.

Source of Information: Vendor or Contractor - Gate Depot

Comp #: 715

Card/Keyless Entry System - Replace



Location: Community entrances and exits

Quantity: (5) Readers, (1) Keypad

Useful Life: 12

Remaining Life: 6

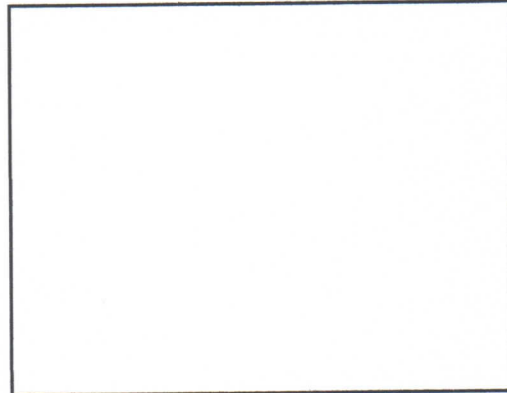
Best Cost: \$2,400

Lower allowance to replace or upgrade system

Worst Cost: \$3,600

Higher allowance to replace or upgrade system

Site Notes:

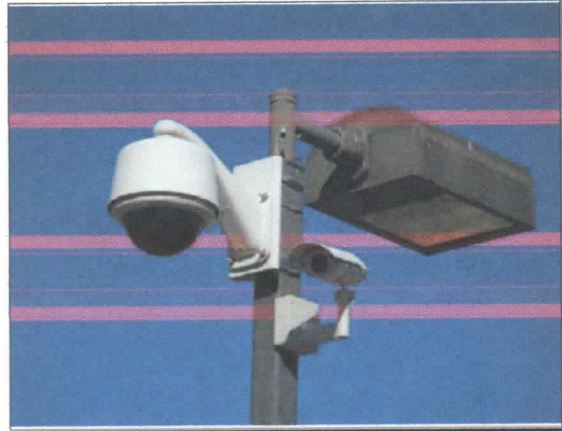


Observations:

Keyless entry system at gate areas are operating and in overall good condition. Allowance is to upgrade system due to ongoing technology advances.

Source of Information: CAR Database

Comp #: 720 Security System - Replace



Location: Through entrance and exit areas

Quantity: (1) Large System

Useful Life: 12

Remaining Life: 9

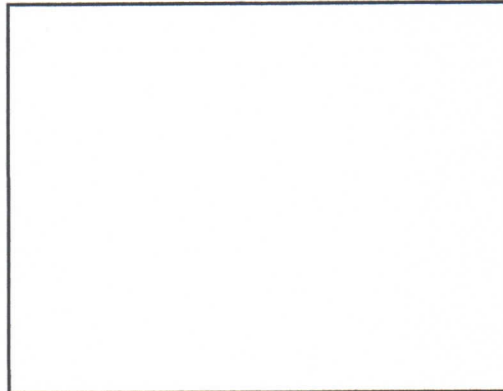
Best Cost: \$30,000

Lower allowance to replace system

Worst Cost: \$40,000

Higher allowance to replace system

Site Notes:



Observations:

The security system consists of cameras, monitors, encoders and recorders, as well as several servers. System was reported to have been replaced in 2011. Anticipate future replacements due to age and changes in technologies.

Source of Information: Vendor or Contractor - Apex Security Systems

Comp #: 830

Guardhouse - Refurbish



Location: Community main entrance

Quantity: (1) Guardhouse

Useful Life: 10

Remaining Life: 8

Best Cost: \$15,000

Lower allowance to refurbish

Worst Cost: \$20,000

Higher allowance to refurbish

Site Notes:

Observations:

Guardhouse is in overall fair condition, but in need of trim paint. Interior is finished with basic carpet and paint, desk areas, a restroom and small HVAC system. Funding is to refurbish the interior due to age and use. Typically clients do not see the interior of this unit, therefore the level of funding is solely at the discretion of the Board.

Source of Information: CAR Database

Comp #: 1003 Irrigation System - Replace



Location: Throughout community

Quantity: Extensive System

Useful Life:

Remaining Life:

Best Cost: \$0

Worst Cost: \$0

Site Notes:

Observations:

The irrigation system is assumed to be in functional operating condition with no significant problems reported. As routine maintenance, inspect regularly, test system, repair as needed from operating budget. Follow proper winterization and spring start up procedures. If properly installed and bedded without defect, the elements within this component are generally low cost and have a failure rate that is difficult to predict. Best suited to be handled through the operating budget. No basis for reserve funding at this time.

Source of Information:

Comp #: 1022 Drainage Basins - Clean And Maintain



Location: Throughout community

Quantity: Approx (20) Basins

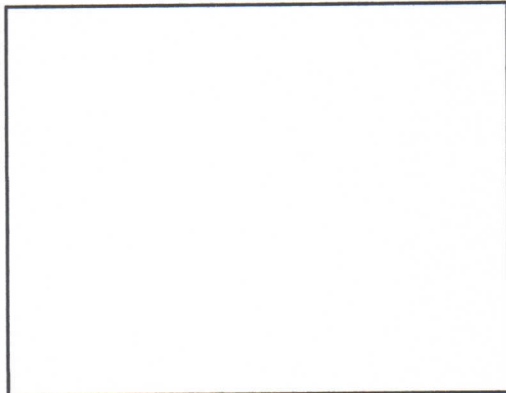
Useful Life:

Remaining Life:

Best Cost: \$0

Worst Cost: \$0

Site Notes:

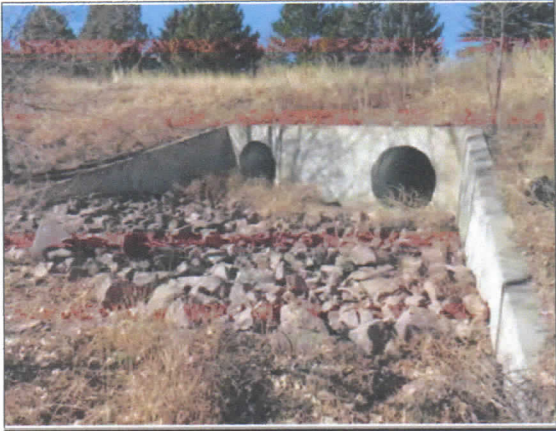


Observations:

Drainage basins provide entry points to the underdrain system. Funding for cleaning the entry and exit points is included in component #1022 Drainage Underdrains - Clean and Maintain.

Source of Information:

Comp #: 1022 Drainage Detention Areas - Clean And Maintain



Location: Northern area of community

Quantity: Approx (2) Detention Areas

Useful Life: 5

Remaining Life: 1

Best Cost: \$5,000

Lower allowance to clean and maintain

Worst Cost: \$8,000

Higher allowance to clean and maintain

Site Notes:

Lower area has extensive growth, outlet needs cleaning.

Observations:

Approximately (2) water detention areas serve the community. Pond areas range from small vegetative areas to larger grassy areas with minimal concrete pans. Funding is to clean outlets and mow vegetation and make periodic repairs to concrete. Regular cleaning is necessary to ensure proper function.

Source of Information: CAR Database

Comp #: 1022 Drainage Underdrains - Clean And Maintain



Location: Throughout community
Quantity: Extensive Underdrain System

Site Notes:

Useful Life: 5
Remaining Life: 4

Best Cost: \$6,000
Lower allowance to clean and maintain

Worst Cost: \$10,000
Higher allowance to clean and maintain

Observations:

Periodic cleaning of the drainage system is critical in managing proper water flow and control. Regular maintenance includes cleaning, cleaning screens and removing sediment from receiving and tail ditches where necessary to maintain flow lines. We also recommend regular inspection of the drainage pipes to ensure debris removal and proper flow. It is reported that the community recently completed a major cleaning project.

Source of Information: CAR Database

Comp #: 1025 Landscape Projects - Renovation



Location: Throughout community

Quantity: Extensive Landscape

Useful Life: 5

Remaining Life: 3

Best Cost: \$12,000

Lower allowance for renovation projects

Worst Cost: \$18,000

Higher allowance for renovation projects

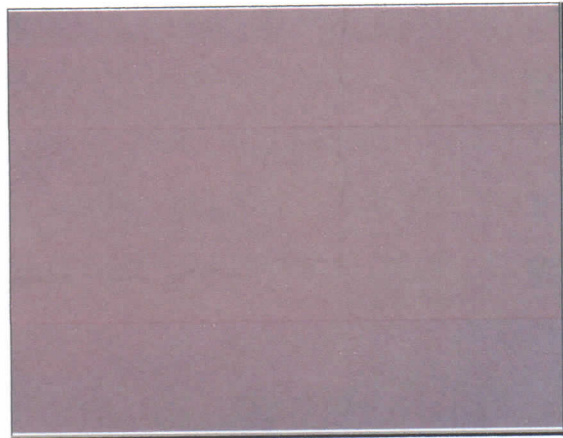
Site Notes:

Observations:

Although typically funded as ongoing maintenance item, this component may be utilized for setting aside funds for larger expenses that do not occur on an annual basis, such as large scale plantings, common area drainage projects, extensive bark mulch every two/three years, resodding lawn areas, large tree pruning/removal projects, landscape improvements, etc..

Source of Information: Client Cost History

Comp #: 1105 Stucco Wall - Repair



Location: Southern boundary
Quantity: Approx 26,300 GSF

Useful Life: 10

Remaining Life: 5

Best Cost: \$10,000

Lower allowance for repairs

Worst Cost: \$15,000

Higher allowance for repairs

Site Notes:

Minor cracking observed. Several near west entrance area. Replacement typically runs \$100 - \$110 LF

Observations:

The 5 foot wall is finished in a stucco material over a block base. Stucco is in overall good to fair condition with areas of cracking and flaking stucco particularly at the joints and crowns. Recommend yearly inspections to ensure surface is intact and any noted cracks are caulked properly. Surface integrity is critical in ensuring the useful life of this component.

Source of Information: CAR Database

Comp #: 1105 Stone Wall - Repair/Repoint



Location: Southern boundary
Quantity: Approx 21,700 GSF

Useful Life: 5

Remaining Life: 4

Best Cost: \$4,000
Lower allowance for repairs and repointing

Worst Cost: \$6,000
Higher allowance for repairs and repointing

Site Notes:

Many signs of repair and repointing throughout.

Observations:

Stacked stone wall is in overall good condition exhibiting signs of recent repointing and repairs. Funding anticipates a continued program of repairs as necessary, with no anticipation of replacing entire wall at one time.

Source of Information: CAR Database

Comp #: 1107 Metal Fence - Repaint



Location: Throughout community perimeter

Quantity: Approx 2,500 LF

Useful Life: 5

Remaining Life: 1

Best Cost: \$12,500

\$5/LF - Lower allowance to treat and paint

Worst Cost: \$15,000

\$6/LF - Higher allowance to treat and paint

Site Notes:

New sections noted. General fading overall, but surface is still intact.
Old fence = 1,200 LF
New areas = 1,300 LF

Observations:

Metal fence is in good condition with no significant signs of rust or damage, but significant fading in areas. Metal surfaces have a powder coated finish that, once damaged, will require restoring and protecting surface from moisture. Due to prohibitive costs of removing fence to re-powder coat, funding anticipates regular cycles of paint, utilizing a high quality exterior metal surface product.

Source of Information: Local Vendor or Contractor - Platinum Coatings

Comp #: 1150 Monument Signage - Refurbish



Location: Community entrances

Quantity: (3) Monument Signs

Useful Life: 10

Remaining Life: 6

Best Cost: \$4,500

\$1,500/each - Lower allowance to refurbish

Worst Cost: \$7,500

\$2,500/each - Higher allowance to refurbish

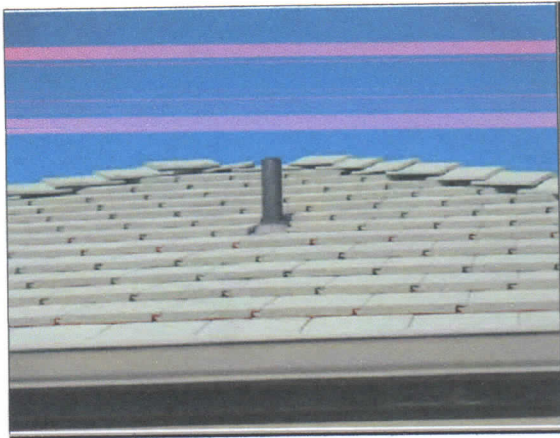
Site Notes:

Observations:

The metal monument signs are mounted to the stone wall, and appear in overall good condition. Funding anticipates refurbishing on a regular basis, including rust treatment and repainting, along with any necessary repairs. No anticipation of replacing signs.

Source of Information: CAR Database

Comp #: 1304 Tile Roof - Replace



Location: Guardhouse
Quantity: Approx 800 GSF
Useful Life: 35
Remaining Life: 18

Best Cost: \$6,400
\$8/GSF - Lower allowance to replace roof
Worst Cost: \$9,600
\$12/GSF - Higher allowance to replace roof

Site Notes:

No noted chips, cracks or broken tiles. Costs a little higher due to small quantity.

Observations:

Tile roof appears in overall good condition. Recommend annual roofing inspections with close attention to areas of roof that may permit water intrusion such as valley areas and penetrations. Underlayment deterioration caused by exposure to sun for a long period of time prior to tile installation, dirt build up on batten boards trapping water and moisture can cause rapid deterioration by removing the oils on the asphalt underlayment. Funding anticipates eventual replacement due to underlayment concerns.

Source of Information: Local Vendor or Contractor - Horn Brothers

Comp #: 1315 Gutters/Downspouts - Replace



Location: Guardhouse
Quantity: Approx 120 LF

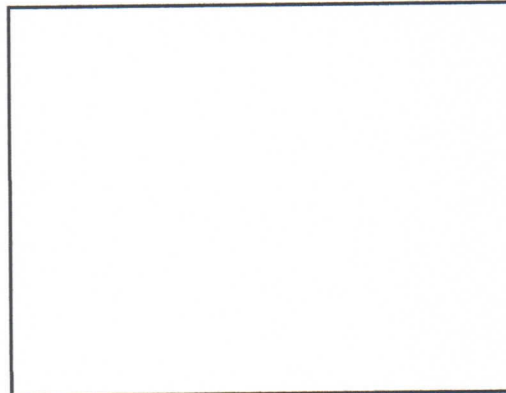
Useful Life: 25

Remaining Life: 10

Best Cost: \$840
\$7/LF - Lower allowance to replace

Worst Cost: \$1,200
\$10/LF - Higher allowance to replace

Site Notes:



Observations:

Gutters and downspouts are in overall good condition. Recommend yearly inspections to ensure gutters and downspouts are clean, and repair any leaks or damaged areas. Proper water flow is important to mitigating any fascia damage and ensuring water is directed away from the foundation.

Source of Information: Local Vendor or Contractor - Horn Brothers

Comp #: 1405 Street Signage - Replace



Location: Throughout community

Quantity: Numerous Signs

Useful Life: 10

Remaining Life: 7

Best Cost: \$3,500

Lower allowance to replace a portion

Worst Cost: \$5,500

Higher allowance to replace a portion

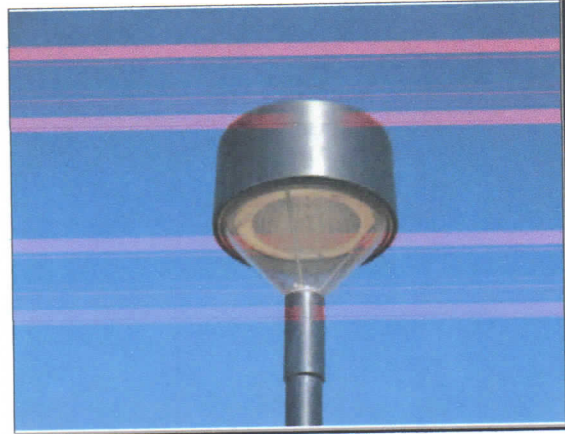
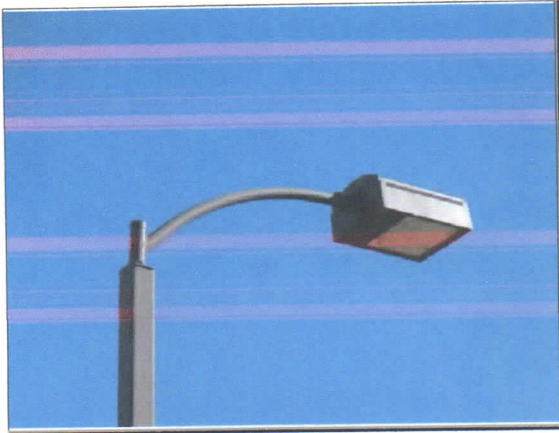
Site Notes:

Observations:

There are approximately (45) custom metal signs located throughout the property. Funding is for replacing a portion of the signs due to age, unanticipated damage and exposure to the elements.

Source of Information: CAR Database

Comp #: 1501 Pole Lights - Replace



Location: Throughout community

Quantity: Approx (84) Lights

Useful Life: 20

Remaining Life: 12

Best Cost: \$100,800

\$1,200/each - Lower allowance to replace

Worst Cost: \$126,000

\$1,500/each - Higher allowance to replace

Site Notes:

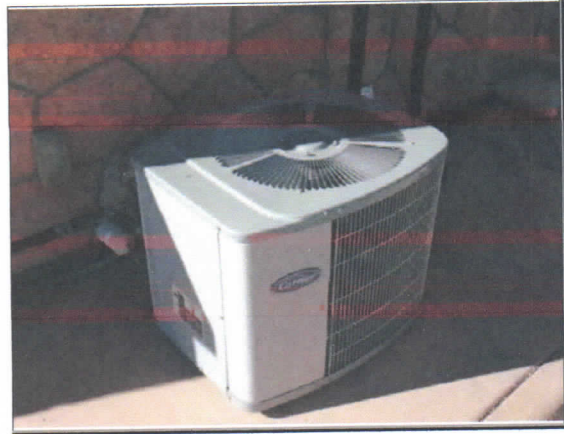
Most have slight rusting at concrete base attachment.

Observations:

Poles appear in good condition with limited base rusting, but no noted damage. Recommend poles be inspected and maintained by painting on a regular basis. Funding is to replace fixtures, poles and underground wiring due to changes in technologies and efficiencies.

Source of Information: Vendor or Contractor - Lighting Universe

Comp #: 2520 HVAC System - Replace



Location: Guardhouse
Quantity: (1) Combination System

Useful Life: 15
Remaining Life: 7

Best Cost: \$4,500
Lower allowance to replace

Worst Cost: \$6,500
Higher allowance to replace

Site Notes:

Observations:

The Carrier HVAC system, model #68STA045 and air conditioning condenser, model #38TK3024300 appears older and has received some damage to the top of the enclosure. Recommend regular inspections and service by a qualified air conditioning technician.

Source of Information: CAR Database