RESTORATION
ENGINEERING, INC.
10503 West Drive, Ste A
Fairfax, VA 22030
(703) 272-7787
www.REI1.com

2023 REPLACEMENT RESERVE STUDY

FAIRLINGTON GLEN CONDOMINIUM

Arlington, Virginia

January 8, 2025

FINAL SUBMISSION

TABLE OF CONTENTS

INTRODUCTION

Purpose: The purpose of this Capital Reserve Study (CRS) is to provide the Board of Directors for the Fairlington Glen Condominium Association, with a document that establishes the replacement reserve funding required to repair or replace physical assets when they reach the end of their useful service lives. The replacement schedules are based on estimated useful life as determined by normal aging schedules and a visual inspection of the existing conditions. The 2023 CRS, however, does not include a detailed condition assessment of each item.

It is critical to the success of a condominium association to have an adequately funded replacement reserve fund to provide for the replacement of the community's common elements as they reach the end of their useful lives. This Capital Reserve Study will help Fairlington Glen to determine the extent and timing of the future gross reserve contributions that will be required to finance major replacements and repairs as they become due. It will then be up to the Glen to provide for (1) the necessary funding of its required reserve contributions and (2) a preventive maintenance program that will minimize any reduction in the useful lives estimated in this study.

In developing this Capital Reserve Study, Restoration Engineering, Incorporated (REI) observed and documented the condition of the property at random locations and noted its associated elements or systems and determined if the systems are functioning adequately and approximated when replacement is required. By having a general idea of the useful life of commonly owned items within the community, the Association can ensure that the quarterly assessments are adequate to cover the repair/replacement costs expected during any particular year. The property value of these condominiums will be protected through the use of the 2023 CRS by providing ample funding for the upkeep of these buildings.

Authority: This Type I Capital Reserve Study has been prepared in accordance with our REVISED proposal dated April 10, 2023. Field work and gathering of information was performed at various times during the late Summer and Fall of 2023 and the Spring of 2024.

Background and Historical Information: Fairlington Glen Condominium is located near the intersection of North Quaker Lane and King Street in Arlington. Fairlington Glen is comprised of 56 separate buildings each consisting of as little as 3 and as many as 11 individual town home or condominium style units.

Management: Presently, the Condominium is managed by Cardinal Management in Woodbridge, Virginia. The Condominium Association is responsible for common elements used by all owners (walkways, signage, sidewalks, etc.) as well as elements necessary to the function of the buildings (i.e., sewer systems, roofing systems, lighting, etc.).

Scope of Services: REI performed the following services in preparation of the 2023 CRS:

1. Reviewed the 2018 Fairlington Glen Capital Reserve Study and associated documents, prepared by Restoration Engineering, Inc.
2. Met with Board Representative, Mr. Maynard Dixon, on July 17, 2023, to discuss changes to the assets catalogued in the previous CRS.
3. Reviewed construction drawings and details concerning previous projects, specified by Restoration Engineering, Inc., that were performed subsequent to the previous CRS. Projects include:
    a. Slate Roofing Maintenance & Repair – Phase I (2019). This project included miscellaneous repairs to the slate roofing and associated flashings/gutters at targeted locations in Courts 4, 9, 10, 11, 12, 15 & 16. The repairs were performed, over a period extending from 2019 into 2020, by James R. Walls Contracting
    b. Stoop Restoration & Masonry Repairs – Phase II (2019). This project included complete replacement of nine (9) different stoops, in various Courts, as well as significant masonry repairs to other stoops at dozens of locations. Bids were solicited in the Spring of 2019 and the work was completed by KGS Construction later in 2019.
    c. Pavement Survey & Report (2019/2020). REI performed a comprehensive survey and report regarding the condition of the asphalt pavement throughout the community. The field work was performed in 2019 and the report was issued on January 10, 2020. The field work also included test cores at all Courts to determine the construction of the existing asphalt pavement at all areas.
    d. Paving Repairs, Courts 5, 10 and 13 (2021). REI prepared documents for comprehensive repairs to the pavement in Courts 5, 10 & 13, including complete replacement of asphalt pavement and associated concrete curb and gutter. The work was completed by Propave later in 2021.
    e. Drainage Investigation (2022). REI performed a limited stormwater drainage investigation with a focus on specific issues occurring in Courts 1, 7 & 9.
    f. Stoop Restoration & Masonry Repairs – Phase III (2022/23). This project included complete replacement of seven (7) different stoops, in various Courts. Bids were solicited in the Summer of 2022. The work was completed by Culbertson later in 2022 and extending into early 2023.
    g. Paving Repairs, Courts 1 & 2 (2023). REI prepared documents for comprehensive repairs to the pavement in Courts 1 and 2 including complete replacement of asphalt pavement and associated concrete curb and gutter. Bids were solicited earlier this year and the project is to be performed by Propave in the Fall of 2023.
4. Reviewed available contracts and receipts (provided by representatives of the Fairlington Glen Board Representatives) for repair and replacement work on the common elements in the last several years.
5. Reviewed and modified the Reserve Spreadsheet/Asset Schedule of the Association's physical assets that was previously prepared, in house, for the Glen's 2008 Reserve Study by Mr. William Worsley; and, was subsequently, in 2013 and 2018, updated by REI as part of the previous studies. This spreadsheet/schedule was modified based on site observations, information collected and submitted by various Glen Board representatives and owners at large, and from conversations with contractors who have worked on the buildings or are familiar with construction conditions in the broader Fairlington area of Arlington County. The primary modifications, other than updating costs and life expectancy for various elements, included:

a. Updated "Parking Lots" Tab: As noted in Paragraph 3 above, extensive repairs have been performed at the parking lots subsequent to the 2018 CRS including reconstruction of Courts 5, 10 & 13 in 2021 and ongoing (2023) reconstruction of the parking lots in Courts 1 and 2. Consequently, the table was updated to reflect this work. The "Remaining Useful Life" of the parking lots was also updated to reflect more current conditions and to reflect the findings from REI's 2020 Pavement Survey. The Annual Maintenance Schedule was also updated to reflect the recent and anticipated reconstruction work See below for relevant plat modifications.

b. Updated "Curb_Gutter" Tab: The table was updated to correlate with the parking lot repair repairs referenced in the previous paragraph and in Paragraph 3 above. The table was also updated to reflect depreciation of the curb/gutter within each court.

c. Updated "Storm" Tab: The table was updated to reflect recent stormwater improvements that were not reflected in the 2018 CRS, including any additions of drains and catch basins. The plat was also updated to show these improvements.

d. Updated "Water" Tab: The 2018 study was updated to include the water supply lines which were not included on previous studies; however, the layout of the water lines was based on the original plat. In preparation for the 2023 CRS, Maynard Dixon provided a 1977 Water Distribution Plan for the entire Fairlington Community. Based on this plan, REI determined that the existing water lines were installed in conjunction with the condominium conversion and were modified significantly from the original plat. Typically, The main water line for each Court taps into the Arlington County Main at only one location and then runs continuously around the entire court, including along the interior of the basement foundations walls. Consequently, the lineal footage and numbering convention for these water lines was substantially different than what was reflected in the 2018 CRS. The plat was also updated to show the updated layout and numbering convention for the water lines as well as the lineal footage of each line. Please note that the CRS includes only the common element portion of the water lines where they extend up to the building wall. Per the bylaws, owners are jointly responsible for the water supply lines within the building footprint, even the Main line that services all units downstream; therefore, the interior lines are not included in the study. Although not included in the study, the plat has been updated to show the assumed basement floorplan with the assumed layout of the water main in each unit.

e. Updated "Pools Revised" Tab: In the 2018 CRS, information regarding the swimming pool structure, equipment, furniture, etc. was broken down into detail in a new "Pools Revised" tab. The tab was updated to reflect depreciation and maintenance/replacement work performed subsequent to the 2018 CRS.

f. Modified "Roofs" Tab: In the 2018 CRS, both the plat and the table were modified to reflect all roof replacement work that was performed since 2013; and, all previous roof replacement contracts, dating from 2004, were input into the table and adjusted for inflation in an attempt to derive an accurate unit cost for the slate roofing replacement. No roof replacement work has been performed since 2018 because all of the original "Bangor" slate roofs have now been replaced throughout the community. The numerous, original "Vermont" slate roofs throughout the community are typically projected to last 100 years, therefore, extensive roof replacement work is currently forecasted to begin, in or around 2038 which is within the 20-year range of this CRS. Consequently, we have modified the "Useful Life"

of the original Vermont roofs to between 95 years and 105 years in order to space out anticipated replacement work, over a period of 10 years, starting in 2038.

g. Modified "Masonry" Tab: In the 2018 CRS, REI deleted references to the masonry stoops that were included in the previous CRS as the BOD elected to make the stoops a separate depreciable asset. This tab now only refers to general maintenance/repointing work that is related to the brick and stone building facade (excluding chimneys and stoops). This tab was updated to reflect recently performed façade maintenance work that was performed in conjunction with Phase II and Phase III stoop repairs (see next item).

h. Modified "Stoops" Tab: In the 2018 CRS, all stoops were identified individually and labeled on the plat. Life expectancies of each stoop have been modified based on recent maintenance, repair and replacement work performed subsequent to 2018 including extensive "Phase II" repairs performed by KGS in 2019 and "Phase III" repairs performed by Culbertson in 2022.

i. Modified "Chimneys" Tab: In the 2018 CRS, all chimneys were identified individually in the table and labeled on the plat. Each chimney cap is listed as a separate entity with corresponding life expectancy. To our knowledge, no repairs have been performed on the chimneys since 2018.

j. Modified "Dormers" Tab: In the 2018 CRS, all gable dormers (not hip dormers or shed dormers) were identified individually in the table and labeled on the plat. To our knowledge, no maintenance and repair work has been performed on the dormers subsequent to 2018; therefore, changes to this tab are minimal.

k. Added "Budget + Reserves" Tab for Financial Projections: This tab was developed based on financial projection templates previously prepared by a Board Member (Bill Worsley). The tab directly references 20 year projections from the "20 Year" tab and can be readily updated in future reserve studies.

6. Visually inspected, photographed and estimated the remaining service life of the following common elements (please note that some elements were not able to be viewed/photographed - i.e. sewers, water lines, etc.):
    a. Hardscape including asphalt pavement, concrete curb, and gutter.
    b. Utilities including:
        i. Sanitary Sewer System including existing cast iron and terra cotta sewers including relining maintenance, clean out installation, etc.
        ii. Storm Sewer System including existing terra cotta, PVC, Orangeburg, concrete and polyethylene piping systems and associated concrete and polyethylene catch basins.
        iii. Water Supply System
        iv. Electrical Mains extending from Dominion Energy transformers and meter bases within common areas and extending to individual units in Courts 1-4 only.
    c. Miscellaneous Site Features including signage, fencing (multiple types), handrails and exterior lighting.
    d. Recreational Features including:
        i. Swimming Pool and associated equipment and accessories
        ii. Pool Deck and Coping
        iii. Tennis Courts
        iv. Pickleball Court – formerly "Paddleball Court"
        v. Basketball Court
        vi. Bath House

vii. Tot Lot Equipment

e. Exterior Building Elements including:
   i. Roofing Systems and Associated Flashings - including gutters and downspouts.
   ii. Attic Dormers - excludes windows and window frames at dormers.
   iii. Chimneys and chimney caps.
   iv. Brick Masonry Stoops at entryways.
   v. Building Facade including brick and stone masonry veneers and associated architectural elements such as exterior wood trim and shutters.
   vi. Front Canopies and Rear Porticos including the wood framing and architectural wood detailing at the front porch canopies and the small portico roofs at the rear of lower floor units.
   vii. Doors and Windows at Common Areas of Apartment Style Units.

f. Building Interiors and Services including:
   i. General Common Elements at Common Interiors of Apartment Style units including Interior Finishes (carpeting, trim, paint, etc.), Mailboxes and Interior Lighting.
   ii. General Elements at Management and Maintenance Offices including Interior Finishes (flooring, trim, paint, etc.), Interior Lighting, Furniture, and Office Equipment.
   iii. Tools and Equipment utilized by on site maintenance personnel.

Please note that a comprehensive inspection of all elements was not performed. Only a small percentage of an item are actually inspected/reviewed to approximate the existing conditions and estimated quantities. We did not inspect every sealant joint, roof, gutter, metal flashing, etc.

7. Estimated the repair or replacement costs using the following sources:
   a. Contractors' bids/costs for similar repair/replacement work on other projects.
   b. Previous amounts paid for renovation work done on this property.
   c. Published cost data such as Means Construction Cost Data.
   d. Industry publications such as trade journals and news bulletins that discuss construction costs.
   e. Discussions with contractors who have previously performed work at the Glen or other Fairlington properties.

   Note that the cost projections assume that regular maintenance and repairs will be performed in accordance with accepted industry standards. The service lives of building components are reduced if proper maintenance and repair schedules are not followed.

8. Updated the plat, identifying the location, type, age, etc. of existing common elements, that was originally prepared in conjunction with the 2012 CRS and was updated in the 2018 CRS. Modifications to the plat included:
   a. Separation of Common Elements: The primary change made to the plat included separation of the common elements into two distinct categories. The first category includes roofs, dormers, chimneys, pavement, hardscape and landscaping features. These elements are depicted on Sheets with an "R" suffix. The second category includes miscellaneous site features, utilities and stoop information. These elements are depicted on Sheets with an "S" suffix. Separation of these elements into two distinct sheets enhanced clarity and accommodated depiction of additional information.

b. Addition of basement floor plans: The site plan was modified to include the typical basement floor plans (in lieu of roof plans) on site/utility ("S") sheets. This allows for more accurate depiction of the interior common element sewer lines relative to the "low" unit within each building and also allows for depiction of the approximate layout of the main water lines running along the basement walls in each building. Please note that the depicted plans are based on the typical plans utilized during condominium conversion and do not necessarily reflect actual conditions at all units. We anticipate that many basements have been remodeled subsequent to conversion; however, it is very likely that most remodeled units maintained bathroom/laundry facilities at the rear of the basements and, as such, the depicted plans provide a reasonable representation of the utility layout.

c. Modification of Main Water Lines: REI updated the 2018 CRS plat to include the main water lines, but the depiction of these lines was inaccurate and, most likely, represented pre-conversion conditions. Maynard Dixon provided REI with a more accurate plat of the water line layout which was utilized to modify the water line layout to more accurately represent current conditions. REI also modified the location of relevant water meters and added water meter numbers to the plat for reference purposes. Note that, in general, main water lines servicing each court branch off of the Arlington County main at one location. The mains then run in a continuous circuit extending from the end of one building to the beginning of the next building.

d. Added PVC Common Sanitary Sewer Lines below Slabs: Per direction from the Glen, the PVC main lines that branch off the main cast iron sanitary sewer line in a typical low unit are also considered common elements. Thus, the approximate layout of these lines was drawn graphically on the plat and then quantified for estimating purposes.

e. Added Electrical Lines: The electrical meter bases providing power to units in Courts 1-4 are located at central hubs, immediately adjacent to Dominion Energy transformers. The main electrical lines extending from the meter bases to the electrical panels in each unit are common elements. The existing layout/orientation of these buried lines is unknown. When these lines are ultimately replaced, they must be run through electrical conduit in accordance with code requirements. As such, the presumed layout of new conduit runs, extending from the meter bases to each unit, are depicted graphically on the plat and the length of these presumed line layouts was used for estimating purposes.

9. REI excluded the following services or items from the survey:
    a. Items that are the responsibility of the Unit Owners including:
        i. Windows *(with the exception of windows at common areas and pool house).*
        ii. Doors (*with the exception of building entry door at apartment style units and doors at Pool House/Restroom Facility*).
    b. Items maintained by funds in the maintenance and operations budget, including but not limited to sidewalks.
    c. A code analysis to determine if items are in compliance with current local and State building codes, including accessibility issues.
    d. Projects to upgrade the existing facilities as required to comply with current or new building codes or to upgrade to improve a specific system.
    e. Identification or testing for any type of hazardous material.
    f. Demolition or destructive testing to determine actual conditions.

g. Evaluation of mechanical and electrical items by specialized consultants to better assess the mechanical and electrical systems.

10. REI also included a line item for the reserve study itself, with a useful life of 5 years (the statutory interval between reserve studies) because the Glen has chosen to save for such studies and to fund them from reserves.

Forward-Looking and Updatable: We were asked to make the 2023 CRS, as much as possible, a forward-looking analysis of the actual condition of the property. To further this goal, no asset that was fully functioning was listed as fully depreciated (*with annual depreciation = 0*), even though it might have exceeded the average useful life span reported in trade studies for such assets, unless the Glen was in the process of contracting for its replacement. In other words, when an aging Glen asset was still fully functioning, we did our best to estimate how much longer it was likely to last, given its age and the fact that it had already lasted so long. In making this determination, we relied on a wide variety of information, including trade studies of depreciation, conversations with contractors, and experience with similar assets in the much broader Fairlington area that includes the Glen.

As with the Glen's 2018 reserve study, the 2023 CRS was designed to provide an easily updatable model as well as a report on the condition of the Glen's assets. Asset replacement costs can be easily updated by using spreadsheet formulas to update inflation factors and replacement costs/unit (for example, by updating older roof replacement costs/square foot with those reflected in recent contracts).

General Reserve Fund Information: In preparation of the 2013 and 2018 reserve studies, REI did **not** perform a cash flow analysis, as might typically be done in a capital reserve study, because these projections were prepared by Mr. Bill Worsley (as noted earlier), using the data provided by REI. Per direction from Cardinal Management in late 2024, REI did prepare a cash flow analysis for this study and including introduction of the new "Budget + Reserves" tab on the master spreadsheet. Please note that the financial projections and reserve analysis were closely based on Mr. Worsley's previous work and with his input to ensure continuity with previous practice at Fairlington Glen. A detailed description of the reserve fund analysis can be viewed at Appendix C (see below).

Appendices:

Appendix A of the 2023 CRS is the Asset Schedule for all Common Elements. Sub-Appendices A1, A2, etc. include specific data for some general items listed in the Asset Schedule. Appendix B, Multi-Year Reserve Expenditures Table, shows the expected Reserve expenditures over the next 20 years. All appendices are incorporated into a single spreadsheet which is derived from the Glen's 2008 Reserve spreadsheet, prepared by Mr. Bill Worsley and the same spreadsheet that was submitted in 2013 and 2018. It is important to understand that these tables/appendices show a best estimate of repair/replacement requirements. The true cost can only be determined by obtaining bids based on a specific scope of work from several Contractors. Also, the tables do not dictate that replacement must occur in a given year.

Appendix B of the 2023 CRS is the Multi-year Reserve Expenditures Table showing projected capital reserve expenditures over the next 20 years (through 2043)

Appendix C, as previously noted, is the "Projection of Replacement Reserves" and includes a detailed narrative of the methodology used to determine future reserve projections. Once again, this narrative was closely aligned with previous work performed by Mr. Bill Worsley.

Summary: The 2023 CRS reflects current building conditions a possible expenses for the Association, but the study is not a substitute for proper management of and maintenance of the community's common property. Usually, items are not replaced in the specific year that they are scheduled for replacement in the study. Since some aesthetic items do not jeopardize the integrity of the building systems, their replacement timing and value will vary depending on the desires of the Association. Additionally, some items will not survive their expected life spans and will require early replacement. Likewise, other items will exceed their expected life span and allow replacement to be delayed. Costs will vary as well and all estimates are based on conditions prevailing and observed at the time this report was prepared.

Capital Reserve Studies are required under the Virginia Condominium Act every five years. In addition, the Board is to review the results of the study at least annually to determine if reserves are sufficient and make any adjustments to maintain reserves. The Glen has been following, and should continue to follow, these practices.

OBSERVATIONS AND FINDINGS

General: The information provided in the following sections is grouped in accordance with the Reserve Schedule so that similar or related building systems and components are together. Each section is further broken down into numbered component parts which describe specific elements. The condition of each component is then determined and either the repair or replacement work recommended is identified. We also provide more detailed explanations of items where we found unusual conditions or where we made basic assumptions based on our knowledge of building systems. Each component number corresponds to a line item on the expenditure charts.

The information in the following sections discusses each building component, its condition, and recommendations for either repair or replacement. Each number has a corresponding line item in the Table at Appendix B that provides the estimated remaining useful life of each item and the estimated cost for replacement.

1. HARDSCAPE

1.1. ASPHALT PAVEMENT

1.1.1. General: REI completed a comprehensive survey of all paved areas in 2020, subsequent to the previous CRS. All Courts are paved with asphalt. Based on test cut data from REI's 2020 Pavement Study, the pavement profile varies considerably from court to court. Over the years, multiple asphalt overlays have been installed, raising the profile of the pavement throughout the community and covering the original concrete curb at many locations. Based on the most recent pavement reconstruction work (see below), there is very little stone subbase beneath the existing pavement.

1.1.2. Condition: The existing asphalt pavement is generally in varying, but generally fair, condition. As previously noted, the "Parking Lots" tab in the Asset Schedule has been updated to reflect repair/reconstruction work that has been performed recently including:

1.1.2.1. Pavement reconstruction in Courts 5, 10 and 13 in 2021 by Pro-Pave.

1.1.2.2. Sealcoating of Courts 3, 12, 15 & 16 in 2021 by Pro-Pave.

1.1.2.3. Ongoing (2023) pavement reconstruction in Courts 1 and 2 by Pro-Pave.

1.1.2.4. Note that pavement reconstruction referenced above includes replacement of all concrete curb/gutter surrounding the court and sidewalk areas immediately adjacent to the curb/gutter.

1.1.3. Life Expectancy/Maintenance: Despite the ongoing and necessary maintenance, we anticipate that periodic replacement of the pavement will be necessary as reflected in Appendix A1.1. and as summarized below:

1.1.3.1. Court 3 Reconstruction – 2026

1.1.3.2. Court 15 Reconstruction – 2029

1.1.3.3. Court 12 Reconstruction – 2032

1.1.3.4. Courts 8 & 16 Reconstruction – 2035

1.1.3.5. Courts 4, 6, 7 & 11 Reconstruction – 2038.

1.1.3.6. Court 9 Reconstruction - 2041

1.1.4. Future Condition Assessment: REI recommends that a new pavement condition assessment be performed, prior to anticipated reconstruction work in 2038. For the purposes of the 2023 CRS, the life expectancy of all Courts has been set at 30 years from date of reconstruction.

1.1.5. Replacement Considerations: In the 2018 CRS REI included extensive commentary regarding compliance with Arlington County regulations governing water runoff to the Chesapeake Bay (as delineated in the Chesapeake Bay Preservation Ordinance or CBPO) In order to avoid potential conflicts with Arlington County and the requirements of the CBPO, the recent reconstruction work has been staged in increments to avoid excess exposure of the subgrade as recommended in the 2018 CRS. These practices should continue during future replacement/reconstruction work.

1.1.6. Coordination: As noted in the 2018 CRS, when the pavement is replaced the associated concrete curb and gutter should also be replaced and reconfigured as necessary. Consequently, all projected parking lot replacement work is coordinated with proposed curb and gutter replacement work.

1.1.7. Cost Information: Unit Cost information for both replacement and ongoing asphalt maintenance were derived from the most recent pavement work and conversations with asphalt paving contractors.

1.2. CONCRETE

1.2.1. Concrete Sidewalk

1.2.1.1. General: There are approximately 3 miles of sidewalks at Fairlington Glen (47,500 square feet). Prior to the 2018 CRS, the Board elected to treat sidewalks as a maintenance budget item moving forward. Consequently, sidewalks are no longer considered a reserve study item and are not reflected in the Summary Table at Appendix A. Our understanding is that the Board will continue to allot funds from the existing maintenance budget, on an annual basis, to repair and/or replace deteriorated sections of concrete sidewalk. Please note that the "Sidewalks" tab in the spreadsheet has not been deleted as this tab does provide relevant information regarding the previously allocated funding as well as the approximate square footage of sidewalk in each particular court.

1.2.2. Concrete Curb and Gutter

1.2.2.1. General: Poured in place concrete curb and gutter is installed along the perimeter of all Courts. As discussed in the pavement section above, multiple overlays have been installed at many Courts and, as a result, the curb/gutter is only visible at recently reconstructed courts including Courts 1, 2, 5, 9, 10, 13, 14 & 16.

1.2.2.2. Life Expectancy/Maintenance: In areas where the pavement has not yet been reconstructed, the existing concrete curb and gutter is at the end of its useful life and should be replaced in conjunction with future pavement replacement. The anticipated life expectancy of recently placed concrete curb/gutter is 30 years.

1.2.2.3. Replacement Considerations: Given that replacement of the concrete curb and gutter will have a significant impact on the adjoining asphalt pavement; and, as noted in the previous commentary regarding the parking lots, REI again recommends that this work be performed in conjunction with the asphalt pavement reconstruction on a court-by-court basis. We previously calculated the length of concrete curb and gutter to be approximately 6,700 lineal feet. The estimated unit cost (in $2023) to replace the concrete pavement is $41.26 per lineal foot. Based on this unit cost, we estimate the 2023 replacement cost for the concrete curb and gutter to be **$275,000.00**.

1.2.3. Concrete Alleys/Pavement

1.2.3.1. General: There are two concrete paved alleyways on the property. The first is approximately 250 feet long and extends from a curb cut along South Stafford Street (between Courts 12 and 13) back towards the swimming pool. This is the emergency access lane for the swimming pool and must be open at all times during swimming pool operation periods. The second alleyway is approximately 150 feet long and extends from a curb cut along South 36th Street (between Courts 6 and 7) back towards the pickle-ball court. This alleyway was the original access drive for the boiler plant that sat where the existing pickle-ball court is

located. As such, this alleyway does not require special access. The total length of the alleywas is 400 lineal feet. The alley is approximately 11 feet wide which yields an approximate square footage of 4,400 sf.

1.2.3.2. Condition: Both of the concrete alleyways are in excellent condition.

1.2.3.3. Life Expectancy/Maintenance: The life expectancy of the concrete alleyways is 50 years. The concrete should be repaired, as necessary, to extend operability. If deficiencies are found, cracks can be routed and sealed to control water intrusion. Dislocated sections of pavement should be patched.

1.2.3.4. Replacement Considerations: Dominion Paving replaced the concrete alleyways in 2023 for **$89,986.00** (or $20.45 per square foot). When the alleyways were replaced, Dominion installed new light fixtures; replaced the curbs and gutters for the entire length of the alleyways; and, installed removable bollards at the alleyway between Courts 12 and 13 to prevent use by unauthorized personnel and bollards with eye bolts for a chain at the alleyway between Courts 6 and 7.

2. UTILITIES

2.1. SANITARY SEWER

2.1.1. General: During the condominium conversion in the 1970's, bathrooms were installed in all basement levels. At that time, the original cast iron plumbing below the floor slab was removed and replaced with plastic (typically polyvinyl chloride or "PVC") piping. All sanitary sewer piping converges below the basement slab in the "Low Unit" where the newer PVC piping is connected to an original cast iron, 4-inch diameter lateral that runs to a point a few feet outside the building wall. The lateral then typically transitions to a 6-inch diameter, terra cotta pipe which extends either to a manhole that is serviced by an Arlington County lateral or connects directly to the Arlington County Main in the street.

2.1.2. Plat Update: As noted in the "Scope of Services" paragraph above, the sanitary sewer lines are depicted on Sheets with an "S" suffix and the basement floor plans are shown on these sheets to accurately reflect the locations where the lines connect to the Low Units.

2.1.3. Terra Cotta Piping

2.1.3.1. General: As referenced in the paragraph above, almost all exterior laterals consist of 6-inch diameter, terra cotta pipes with bell and spigot joints. The detailing of the joints at the time of original construction was crude based upon available materials and methods at that time (early 1940's). Consequently, these types of systems are extremely susceptible to deterioration via dislocation and root penetration.

2.1.3.2. Condition: As documented in REI's 2006 Sanitary Sewer Survey and subsequent repair work, the original terracotta piping was in marginal condition at the time of the survey; however, was still in functional condition and could be repaired. Subsequently, over the three-year period 2007-2009, 35 of the 56 terra cotta sewer laterals were relined using epoxy injected liner. The remaining 21 had either been previously relined or fully replaced, or in a few cases, were replaced by Dwyer during the 2007-2009 period. The relining work was performed, predominantly, by US Sewer and Drain. To our knowledge, there have been relatively few issues subsequent to completion of the relining work and the Glen rarely incurs costs for maintenance of the exterior sanitary sewer laterals.

2.1.3.3. Life Expectancy/Maintenance: The life expectancy of relined terra cotta piping is generally estimated at 50 years; however, the technology has not been tested over a long enough period of time to determine if this estimate is conservative, realistic or overly optimistic. For the purposes of the 2023 CRS the **life expectancy** has remained as **50 years**. In approximately **10 to 15 years**, the Glen should again perform a **comprehensive inspection** to assess the condition of the relined piping at its supposed half-life.

2.1.3.4. Replacement Cost: The replacement/relining costs assumed in the 2018 CRS have been adjusted for inflation in the 2023 CRS.

2.1.4. Exterior Cleanouts

2.1.4.1. General: Over the years, several exterior cleanouts were installed to provide access to the terra cotta laterals at a point just outside the building walls. Installation of the cleanouts was

necessitated by the need to perform frequent maintenance to prevent clogging of the laterals. When the comprehensive relining project was performed, numerous additional cleanouts were installed (except in 14 lines where access was from existing manholes) to provide permanent access to specific lines for the purpose of facilitating future inspection and maintenance. The cleanouts typically consist of a vertical, 6-inch diameter PVC pipe that extends just above grade where it terminates at a removable plug. The vertical pipe is typically connected to the lateral with a "Y" fitting.

2.1.4.2. Recent Repairs: Significant repairs subsequent to the 2018 CRS include:

2.1.4.2.1. 2019 – Court 12 – 3556 S. Stafford St: Dwyer Plumbing replaced the exterior cleanout and approximately 12 lineal feet of the existing terracotta and cast-iron piping, up to the building wall, due to a broken connection at the terracotta-to-cast iron transition. Total Cost = $7,900.

2.1.4.2.2. 2019 – Court 1 – 3523B S. Stafford St: See "Cast Iron Piping" below

2.1.4.3. Condition: The condition of the cleanouts is unknown due to the fact that the cleanouts are not readily viewable without the use of pipe inspection equipment. It is assumed that the cleanouts are in good condition due to the anticipated life expectancy of PVC pipe and fittings.

2.1.4.4. Life Expectancy/Maintenance: It is reasonable to assume that the exterior cleanouts will last as long as the sewer laterals. Given that the cleanouts would probably need to be replaced in conjunction with any major work on the sewer laterals, we estimate the life expectancy to be 50 years.

2.1.4.5. Replacement Cost: The replacement/relining costs assumed in the 2018 CRS have been adjusted for the 2023 CRS to reflect inflation.

2.1.5. PVC Piping

2.1.5.1. General: As previously noted, when the Glen was converted to condominiums most of the below grade piping beneath the units was replaced with Poly Vinyl Chloride (PVC) pipe. In addition, where original terra cotta sewer laterals were replaced over the years, they were generally replaced with new PVC pipe. In previous studies (2013/2018) the PVC sewer main laterals that branch off of the main cast iron lateral in each typical low unit and service all units in the building, were NOT considered common elements. However, for this study and moving forward, these PVC laterals are considered common elements. Note that this includes only the PVC main line and not the numerous minor PVC lines that branch off of the main and that service the basement bathroom, main unit stack, laundry, etc.

2.1.5.2. Condition: Only a small portion of the PVC pipe from the conversion era has been surveyed and is in good condition. Most of the replaced sewer laterals are relatively new and are also presumed to be in good to excellent condition. REI recommends the Glen contract F. H. Furr (or other qualified plumbing contractor) to perform a study/investigation of the PVC piping as soon as possible.

2.1.5.3. Life Expectancy/Maintenance: Typically, the life expectancy of below grade PVC piping has been estimated at 50 years. However, recent research/testing on PVC pipe suggests that

the life expectancy may be significantly higher than this figure; even up to and beyond 100 years. For the purposes of the 2023 CRS the life expectancy is estimated at **100 years**.

2.1.5.4. Replacement Cost: The replacement/relining costs assumed in the 2018 CRS have been adjusted for inflation in the 2023 CRS. It is presumed that all future maintenance of the PVC laterals servicing individual units will consist of "Sprayed in Place Pipe" or "SIPP" technology. The projected unit cost of SIPP relining, in 2023$, is $175.00 per lineal foot.

2.1.6. Cast Iron Piping

2.1.6.1. General: As previously noted, the sewer laterals that extend from the "Low Unit" to the exterior laterals are fabricated from cast iron pipe that is typically 4 inches in diameter. During the relining project a few of the interior cast iron laterals were relined but the vast majority have not been addressed.

2.1.6.2. Recent Repairs: Significant repairs subsequent to the 2018 CRS include:

2.1.6.2.1. 2019 – Court 9 – 3543 S. Utah St: Dwyer removed approximately 9 square feet of the basement floor slab in order to replace a blockage in the cast iron lateral. Dwyer also relined the cast iron lateral back to the exterior cleanout at the tie-in with the terracotta lateral. Total Cost = $6,950

2.1.6.2.2. 2019 – Court 1 – 3523B S. Stafford St: Dwyer removed a portion of the basement slab as required to replace the original cast iron lateral from the tie-in with the terracotta lateral outside the building, to the tie-in with the PVC pipe installed during conversion. A new exterior, bi-directional cleanout was installed in conjunction with this work. Total Cost = $13,700. Subsequent to plumbing repairs, additional finish repairs were performed by DeLong Home Improvement at a cost of $1,250.

2.1.6.3. Condition: In the course of our 2006 Sanitary Sewer Survey, REI was able to inspect only a small portion of the cast iron laterals in instances where access to the exterior lateral could only be gained via the basement bathroom or interior cleanout. From this limited observance we noted numerous locations with standing water and widespread buildup of scale on the interior surface of the pipe. In many instances the camera head could not be pushed through the interior of the pipe due to the buildup of scale/corrosion. The scale can be cleaned via high pressure washing equipment *(as was performed by US Sewer and Drain in locations where they installed an outside cleanout);* however, the scale will continue to build up over time and continue to reduce the cross-sectional area of the pipe. Some of the recent repair work noted above is likely related to further deterioration of the cast iron piping.

2.1.6.4. Life Expectancy/Maintenance: Cast iron piping, when properly installed with adequate slope and compacted bedding can provide service for 100 years or more. However, when not properly installed or in cases where the sub-grade has deteriorated *(possibly due to high ground water/flooding)* the piping can begin to sag or "belly" and hold water. Standing water in the piping accelerates corrosion of the cast iron and, eventually, will lead to failure of the pipe. In the 2018 CRS, REI estimated useful life of 80, 85, 90 or 95 years for the original

cast iron laterals, in order to stagger anticipated replacement over four separate projects/phases, with the first extensive replacement anticipated this year (2023). The Glen did not budget for the first phase of this work in 2023 and has experienced a limited number of problems with the cast iron laterals, subsequent to the 2018 CRS, as documented above. Consequently, REI has modified the "Useful Life" to a range of 90, 95, 100 and 105 years Given this figure, the cast iron piping is nearing the end of its useful life and replacement/relining costs should be budgeted within the 20 year cycle covered by the 2023 CRS.

2.1.6.5. Replacement/Repair Options: As stipulated in the previous CRS, there are typically three options for addressing repair/replacement of the cast iron sewer laterals:

2.1.6.5.1. Option 01: The first option is to simply replace the pipe with new pipe. Replacement of the piping is an extremely invasive and disruptive process which requires partial demolition of the basement floor slab as demonstrated by recent (2019) repairs at 3523 S. Stafford Street in Court 1. Although the Association is not responsible for replacement of damaged personal items (non-common elements) this is still the most expensive option and should be avoided if at all possible. Although not desired, the Board should still allocate enough funding to account for complete replacement in at least **twenty percent *(20%)*** of the cases.

2.1.6.5.2. Option 02: The second option is to reline the interior of the cast iron piping in a manner similar to the relining of the exterior laterals. This is the most economical option provided that the pipe is sound and straight enough to allow for cleaning of the pipe scale and insertion of the relining equipment and the liner itself. This type of repair was recently (2019) performed at 3543 S. Utah Street in Court 9 for considerably less than the repairs noted in the previous paragraph at Court 1. Given the recent success of this repair methodology and relatively lower cost, for the purposes of the 2023 CRS, it is estimated that this option will be employed in **eighty *(80%)* percent** of the cases.

2.1.6.5.3. Option 3: The third and final option is pipe bursting. This method involves pulling a new plastic pipe through the old pipe. The method is called "Bursting" because the leading edge of the new pipe is mounted to a bursting head that splits open the old pipe to make room for the new pipe. Please note that pipe bursting, in this capacity, has not actually been performed at the Glen (as opposed to the other two methods) so the viability and cost of this option is not as well defined. Consequently, for the purposes of the CRS, it is estimated that this method will be employed in **zero *(0%)* percent** of cases. If and when pipes have been replaced in this manner, the estimated cost for this work will be updated and percentages will be adjusted accordingly.

2.1.6.6. Replacement/Repair Considerations: REI recommends the cast iron lateral repairs be performed every 5 years, with repairs being performed, in conjunction, at several units. Preferably, on a court-by-court basis. When soliciting pricing for this work, unit pricing for all three options listed above, could be provided by the bidders. The scope of work should

include preliminary, hydrojetting and camera inspection of all lines designated for repair in each particular phase. Following inspection, a decision should be made regarding the preferred repair approach for each particular lateral. Then, the cost can be determined based on the pricing submitted by the Contractor. If the repair amount exceeds the dollars that have been budgeted for that particular phase, some repairs can be postponed to meet budget requirements or additional funds can be allocated. Currently, the Glen is responsible up to the exterior wall of the building but, in order to replace the laterals, the contractor will need to go through the condominium walls. The Glen should refer to counsel to determine their responsibility for repairs to finishes inside condominiums when the laterals are replaced.

2.2. STORM DRAINAGE

2.2.1. General: In the 2018 CRS, REI provided a detailed breakdown of all Stormwater Management elements as shown on the "Storm" tab of the Asset Spreadsheet. These elements were separated into piping and structure components. The schedules of piping/structure components have been refined and developed for the 2023 CRS, based on a more thorough review of previous work and inclusion of more recent drainage improvements (see next paragraph).

2.2.2. Recent Repairs/New Work: Numerous storm drainage elements (installed subsequent to 2018) have been added to the "Storm" tab and are typically indicated on the plat. These modifications include (*italicized language taken directly from contractor proposals*):

2.2.2.1. 2017 – Courts 2/3 – Structural Repair & Renovations (SR&R): This work included installation of a French drain in the common area between Courts 2 and 3 as well as a series of catch basins and associated piping at Units **3549A-3551A2** in Court 2. Technically, this work was completed prior to the previous CRS but was not accounted for in the 2018 CRS.

2.2.2.2. 2018 – Court 5 – Environmental Enhancements (EE): *"…Left side of **Unit 4118 S. 36th** Street has (3) downspouts extending to the end of the bed. Connect the (3) existing 4" pipes to each other and extend approximately 40' between the (2) buildings to a new dry well. The dry well will be approximately 3' x 3' and 24" deep. Install (.5) tons of 57 gravel at the bottom of the new dry well…."*

2.2.2.3. 2018 – Court 5 – EE: "*…Right side of Unit **4118 S. 36th Street** has (2) downspouts extending to the end of the bed… Connect the (2) existing 4" pipes to each other and extend approximately 15' into the turf area to a new dry well. the dry well will be approximately 3' x 3' and 24" deep. Install (.5) Tons of 57 gravel at the bottom of the new dry well…"*

2.2.2.4. 2019 – Court 4 – EE: *"…At Common Area in front of **4125 to 4129 36th Street South** on the inside of the walkway, constructed a 60' long x 18" wide "French Drain". Installed 4" perforated pipe in the French drain channel. The channel will be lined with heavy grade filter fabric and back-filled with #57 gravel. The exist pipe will be routed out at the lowest point and daylight with a pop-up emitter…"*

2.2.2.5. 2019 – Court 6 – EE: "*…Common Area in front of **4144, 4146, and 4148 36th Street** South. Route the (4) downspouts below ground in standard 4" ADS drain pipe. The pipes will be routed below the sidewalks to a 3' x 3' x 3' deep dry well. The dry well will be in the low area in front of 4144. It will be constructed by lining the 3' void with heavy grade filter fabric and back-filled with (1) ton of #57 gravel. A 2" layer of soil will be installed on top of the dry well. An exit pipe will be routed beneath the main sidewalk and 40' out into the common area away from the buildings and towards the parking area…*"

2.2.2.6. 2019 – Court 8 – Hemax Construction Services & Landscaping (HEMAX): "*…Install approximately (156) linear feet of 4" French Drain between line of existing evergreen trees and fences. French Drain will discharge water into a 36" cubic foot Dry-Well, installed in side yard of unit **3615**: Excavate trench at approximate depth of eighteen (18) inches with sufficient slope for proper drainage…Install filter fabric on the bottom and side walls of trench. Fabric will also go over the top gravel layer with a 6" overlap minimum. Install a first layer of #57 gravel at 6" deep. Install 6" diameter perforated corrugated pipe. Install a second layer of 57 stone at 6" deep. Wrap gravel and drain pipe with filter fabric… Install 3' squared by 2' deep drywell at the end of French drain. Regrade to create shallow swale swale and direct drainage to french drain. Excavate area for proposed drywell Install non-woven geotextile on the bottom and side walls of trench. Install approximately 36 inches of VDOT #57 gravel reservoir. Wrap gravel with fabric; install approximately 6" of blended topsoil; properly regrade and install tall fescue sod on regraded area. Install blended topsoil and Tall Fescue Grass seed over all excavated areas. Remove and dispose of excess dirt.*

2.2.2.7. 2020 – Court 8 – HEMAX: "…*Install approximately (70) linear feet of 4" French Drain in the common area, behind (east side) the townhome units* ***3601 - 3611*** *S. Taylor Street. The French Drain will discharge water to the north of the addresses, through cut in the existing curb along 36th Street…"*

2.2.2.8. 2021 – Court 9 – HEMAX: "…*Provide and install approximately (36) linear feet of 4" diameter SCH40 PVC pipe and all necessary fittings to extend drainage from the back patio gutter down spouts to the common area swale. Install (1) PVC Clean-out with Threaded Plug between the gutter and PVC pipe connection. Install (1) Pop-up Drainage Emitter at the end of the PVC pipe. The drain pipes will be buried approximately 12"-14" deep, with approximately 1/8" of slope per foot minimum. Backfill and compact trench using a hand plate tamper…*"

2.2.2.9. 2021 – Court 12 – HEMAX: *"…Install (2) 12" Catch Basins in grass area between building and sidewalk. Catch Basins will be set 4" - 6" below existing grade and surrounded with a ring of 5" - 7" River Jacks set over geotextile fabric… Install approximately (135) linear feet of 4" diameter SCH40 PVC pipe and all necessary fittings to extend drainage from proposed catchbasins and specified downspouts to the proposed locations… Install (1) PVC Clean-out with Threaded Plug between each gutter and PVC pipe connection, (5) total... 'Daylight' pipe towards back of property onto a River Stone spillway, or install (1) Pop-up Drainage Emitter at the end of PVC pipe. The proposed Pop-up Drainage Emitter will be embedded it in a 16" long by 16" wide by 16" deep gravel Dry Well.*

2.2.2.10. 2022 – Court 12 – Professional Grounds, Inc. (PGI): "…*Install Two 12" Drainboxes (metal grates) on either side of the sidewalk near 3572 where water pools. Drain boxes will be connected to 4" Triple Wall pipe. Pipe will run underground and daylight in a curb cut at the street. Curb will be cut and repaired using concrete. Area around drainbox insides sidewalk will be sodded. We will create a "bowl" around both drainboxes for water to flow into them…*"

2.2.3. Concrete Manholes/Catch Basins and Manhole Covers

2.2.3.1. General: There are numerous catchbasins throughout the property that collect stormwater runoff and divert runoff, via underground piping, into the Arlington County stormwater mains running along the various streets surrounding the Glen. The catchbasin covers are typically made from concrete while the basins themselves are made of either concrete or concrete masonry. At grade inlet locations (in parking lots), cast iron grates are installed while at other locations, the basin is accessed via manholes that are typically covered with cast iron manhole covers.

2.2.3.2. Condition: In general, the various catch basins are in fair condition and should provide numerous additional years of service. For the purposes of the 2023 CRS the useful life of the basins is listed as 100 years but this figure may be exceeded. When the parking lots are reconstructed, it may be advisable/necessary to reconstruct some of the existing grade inlet catch basins that are within the parking areas as has been done during some of the recent pavement reconstruction work.

2.2.3.3. Life Expectancy/Maintenance: Ongoing maintenance of all catch basins must be periodically performed to maintain proper operation of all catch basins. Maintenance costs for these situations are not considered as part of the CRS.

2.2.4. Terra Cotta Pipe

2.2.4.1. General: Many of the larger diameter pipes interconnecting catch basins or leading to the Arlington County Main are fabricated from terra cotta segments. This is the same type of piping that is used for the sanitary sewer laterals (see above) and which required relining in that instance. In the case of the storm laterals, the piping is a much larger diameter and, as such, is not as susceptible to blockages from root intrusion.

2.2.4.2. Condition: When the storm sewer survey was conducted in 2007, many of the terra cotta storm laterals were surveyed and were generally found to be in good condition.

2.2.4.3. Life Expectancy/Maintenance: In the previous study, the life expectancy of the terra cotta piping was set at 100 years; however, the REI alluded to the possilbility that the service life might extend well beyond this amount of time. Given that there are no known issues related to deterioration of the terra cotta storm drainage piping, REI has increased the life expectancy to **110 years** for the 2023 CRS.

2.2.4.4. Replacement Cost: Eventually, when the piping requires repair, the terra cotta lines should be relined with an epoxy liner in a manner similar to the sanitary laterals. The unit cost for relining of 12 inch diameter terra cotta piping is approximately $150 per lineal foot *(based on previous conversations with US Sewer and Drain and presumed inflation).*

2.2.5. Poly Vinyl Chloride (PVC) Pipe

2.2.5.1. General: There is a variety of PVC storm drainage piping that has been installed throughout the Glen. In some instances, “Schedule 40” PVC piping was installed. Schedule 40 is heavy duty piping designed for pressurized applications and is typically used in residential sewer piping applications. PVC Sewer and Drain (“S&D”) piping is designed specifically for non-pressurized, typically exterior applications and is considerably thinner than Schedule 40 piping. For example, 4-inch diameter Schedule 40 PVC pipe is 0.237 inches thick while 4-inch diameter PVC S&D piping is only 0.075 inches thick (approximately 1/3).

2.2.5.2. Condition: The condition of the piping was not verified but was assumed to be in excellent condition given the age of the material.

2.2.5.3. Life Expectancy/Maintenance: The generally anticipated life expectancy of PVC Schedule 40 piping is approximately 100 years while storm drainage pipe is around 65 years but may be considerably higher.

2.2.6. Polyethylene Pipe

2.2.6.1. General: Throughout the Glen, in some areas, perforated and corrugated polyethylene piping (and catch basins – see below) was installed to facilitate surface drainage. The piping is typically installed just below grade and typically interconnects plastic catch basins or discharges into a natural drainage feature or a concrete catch basin.

2.2.6.2. Condition: The condition of the piping varies depending upon age and installation. In locations where the piping was not properly wrapped with filter fabric and not properly sloped it is choked with sediment and is in poor condition (see “French” drains below). The

polyethylene material itself is robust *(especially when not exposed to UV light)*; however, the performance of this material over an extended period of time is not anticipated.

2.2.6.3. Life Expectancy/Maintenance: For the purpose of the 2023 CRS the life expectancy is assumed to be 20 years.

2.2.6.4. Replacement Cost: When sections of corrugated polyethylene piping are replaced, we recommend that new perforated PVC sewer and drain pipe be installed in a manner similar to the recent work performed in the common area between Court 9 and Court 15 by Environmental Enhancements. The approximate unit cost to install new PVC S&D piping just below grade is $25 per lineal foot.

2.2.7. Polyethylene Catch Basins and Grates

2.2.7.1. General: As noted in the previous Section, numerous, shallow polyethylene catch basins have been installed throughout the Glen to address isolated drainage deficiencies.

2.2.7.2. Condition: The catch basins are generally in good condition although some are full of debris.

2.2.7.3. Life Expectancy/Maintenance: For the purpose of the 2023 CRS the life expectancy is assumed to be 20+ years of service.

2.2.8. "French" Drains

2.2.8.1. General: There are numerous locations, throughout the Glen, where "French" drains have been installed. These "French" drains consist of perforated pipe (typically polyethylene/PVC) that is placed in the center of a trench. The trench is excavated to a size that is considerably larger than the pipe itself. The trench is lined with filter fabric before a layer of gravel is placed and compacted in the bottom of the trench. The pipe is then placed on top of this compacted gravel and the trench is backfilled with gravel that typically extends several inches higher than the top of the pipe. In some cases, the piping is also field wrapped (or prefabricated) with a layer of filter fabric. Finally, the filter fabric lining the trench is lapped/closed across the top of the trench and new sod is placed over the filter fabric. The "French" drain is designed to provide large voids (either within the pipe or in the numerous voids between the gravel) where stormwater can be temporarily stored during heavy rain events. The water eventually filters back into the soil when the water table lowers, and the ground is no longer saturated. In some instances, the drain line is also fitted with a "Pop-up emitter" that serves as an overflow/outlet in the event that the French drain is completely full.

2.2.8.2. Condition: The condition of the various "French" drains cannot be verified as they are not visible. In order to function properly, the numerous pores/voids must be open to allow for infiltration of stormwater during heavy rain. Over time, however, sediment will bypass the filter fabric and begin to accumulate within the system. Eventually, the entire French drain will become clogged with sediment and must be replaced; or, removed, cleaned and reinstalled.

2.2.8.3. Life Expectancy: For the purposes of the 2023 CRS, the life expectancy of the "French" drains is estimated at **25 years**.

2.2.9. Drywells

2.2.9.1. General: There are also several locations where drywells have been installed, typically within the last 10 years, to accommodate temporary storage of stormwater and to provide an outlet discharge for new drainage systems. A drywell functions similarly to a "French" drain as described above. A pit is excavated and lined with filter fabric. The pit is then filled with gravel and the filter fabric is wrapped over the gravel to prevent sediment from accumulating within the pores of the gravel.

2.2.9.2. Condition: Again, the condition of the various drywells cannot be verified because the drywells are not visible. As with the "French" drains, sediment will eventually accrue in the pores/voids of the drywell, compromising the effectiveness and utility of the drywell.

2.2.9.3. Life Expectancy: The life expectancy of each drywell will vary considerably depending upon the quality of the original installation and the load of stormwater that is consistently being processed. For the purposes of the 2023 CRS, the life expectancy of the drywells is estimated at **20 years**.

2.3. WATER SUPPLY

2.3.1. Water Supply Piping

2.3.1.1. General: The water supply lines were not included on the 2013 CRS or any previous Glen CRS to the best of our knowledge. According to the "Fairlington Story" the conversion era work included *"...Abandon all existing water service and install new water service from street mains with new meters..."* Consequently, the existing water supply piping is approximately **51 years old**. Based on previous, minor maintenance and repair work that has been performed at the Glen and other communities, the water supply lines are copper. The diameter of the supply lines varies based on the size of the building/number of units being serviced. It is assumed that the existing supply lines vary in diameter between 1 ½ inches up to 3 inches.

2.3.1.2. Plat/Asset Schedule Changes: The plat prepared for the 2013 CRS Study showed the water lines schematically; however, these lines were not labeled or catalogued. In 2018/19, REI updated the water line information including individual line designations consisting of the Court number plus a sequential number following a hyphen. Please note that, at that time, the assumed location of the water lines was based on the original plat as REI did not have any updated information. Prior to preparation of the 2023 CRS, Maynard Dixon provided REI with a Drawing titled "Water Distribution – Seminary Heights South", dated 1977, and showing the entirety of the Fairlington communities on the East side of 395, and including the water distribution lines and relevant water meters. This drawing/plat clearly illustrates that the water line layout was completely changed at the time of conversion. Most notably, at most Courts, the water line servicing each Court branches off the Arlington County Main at only one location and a single meter is installed for each court. The water lines then run, continuously, through the foundation wall of the first building in the court, through the building and out the opposite foundation wall before entering the next building and so forth. The 1977 Water Distribution map does not provide any detail as to how the lines are routed through the buildings. Based on previous repair information and on-site observations through the years, it is assumed that the main water lines are routed through the buildings, along the rear basement foundation walls, between the foundation wall and the finished wall. To illustrate this on the plat, the typical basement floorplan is shown on the relevant sheets of the plat with the water distribution line shown running along the rear foundation walls. It is assumed that, at each location where the individual unit lines branch off of the main, a shut-off valve is installed, so that repairs can be performed on individual units without affecting adjacent units/buildings.

2.3.1.3. Common Element Extents: REI's understanding is that, in locations where the main water lines are routed along the basement foundation walls and are, technically, within the footprint of each individual unit, the respective unit owner is responsible for maintenance and repair of the main within their unit, even though, in most cases, the main services multiple additional units downstream. For the purposes of the 2023 CRS, REI has limited "common element" designation to the portions of the water lines that are outside the footprint of the

building, as depicted on the plat. *See below for additional discussion of water line penetrations through the foundation walls.*

2.3.1.4. Water Supply for Pool/Office: Please note that the water line(s) servicing the existing pool and on-site maintenance office are shown on the plat schematically (branching off of main servicing Court 11) because the exact location/orientation could not be verified.

2.3.1.5. Previous Repairs:

2.3.1.5.1. In September of 2014, Dwyer Plumbing performed repairs to the 2-inch diameter copper main at 4110 36th Street South in Court 5. The main was leaking at the penetration through the foundation wall; therefore, comprehensive replacement was not required. Instead, Dwyer excavated along the exterior wall and performed a limited amount of interior demolition as required to replace a small section of the original copper line. The cost for this work was $4,625.00.

2.3.1.5.2. In February of 2020, Dwyer Plumbing performed repairs to the 2-inch diameter copper main where it penetrated the foundation wall at 4246 S. 35th Street in Court 15. The repair was similar to the repair described above and the cost for this work was $5,669.95.

2.3.1.6. Size/Thickness: The size and gauge (thickness) of the water supply piping is unknown. It is presumed that the size of the main varies between 1-inch and 3-inches in diameter, depending on the distance from the meter and plumbing code constraints.

2.3.1.7. Condition: The condition of the copper supply lines is unknown. Very little repair/maintenance has been performed to these lines over the years *(see "Previous Repairs" paragraph);* therefore, it is assumed that the lines are in fair condition, despite their age.

2.3.1.8. Life Expectancy Factors: The life expectancy of copper supply piping is generally assumed to be between 50 and 70 years but could be even greater if conditions are optimal. The life expectancy will vary depending upon a variety of factors including:

2.3.1.8.1. Acidity or alkalinity of the supply water. Neutral ph *(7.0)* is ideal.

2.3.1.8.2. Acidity/alkalinity of the soil in which it is placed.

2.3.1.8.3. Installation / proper bedding of pipe.

2.3.1.8.4. Possible galvanic corrosion at interface with and/or penetration through the cementitious materials in the foundation wall.

2.3.1.8.5. Thickness of the pipe wall. Presumably, a thicker wall pipe, designated by the applicable building code at the time, would have been installed.

2.3.1.9. Life Expectancy Projection: For the purposes of the 2023 CRS, given the limited number of repairs, the limited amount of information that is available regarding the original installation; and, the relative unknown condition of the pipe or water chemistry, the life expectancy of the existing copper supply lines has been estimated at 70 years. Therefore, comprehensive replacement is anticipated in approximately 20 years. When additional problems surface with the water supply piping, presumably within the next 5 to 10 years, a more accurate assessment of the condition of the piping can be performed and the type and installation of the piping can be more thoroughly documented.

2.3.1.10. Pipe Relining Considerations: When a more comprehensive investigation of the water supply lines is ultimately performed, if it is determined that substantial repair/replacement of the supply lines is warranted, the Board should also explore costs related to pipe relining. Conceptually, the relining process is similar to that used for the sewer pipes but the application and materials are different given that the diameter of supply piping is considerably smaller than sewer piping.

2.3.1.11. Foundation Wall Considerations: To date, the two documented failures of the water supply piping have occurred at penetrations through the foundation walls. Although REI did not directly observe photographs or other documentation of the damage at these locations, it is possible that the pipe failure was attributable to subtle galvanic corrosion of the copper piping due to slight changes in voltage potential between the pipe embedded in the wall and the pipe that is exposed to soil. The next time a similar failure occurs, conditions should be thoroughly documented to determine the source of the failure and the potential for comprehensive damage at foundation wall penetrations.

2.3.1.12. Replacement Cost: To calculate the estimated replacement cost we first estimated the percentage of each line that extends under pavement, sidewalk or lawn/landscape. The cost to excavate and restore the overburden will vary significantly depending upon the type of landscape/hardscape above. These percentages were multiplied by the linear footage of each line and by the assumed unit costs for replacement. Please note that the size of the supply lines may also affect the replacement cost; consequently, the sizes were estimated, based on plumbing code requirements and the number of units serviced by each line. Also note that the cost of replacement will typically involve repair to the penetrations through the foundation wall; therefore, a unit price appropriation to repair the penetrations through the foundation walls has also been accommodated. Based on these calculations, the total estimated replacement cost for all common element water supply lines is **$381,000.00**.

2.4. ELECTRICAL POWER LINES

2.4.1. Electrical Service Lines – Courts 1-4

2.4.1.1. General: At Courts 1 through 4, the electrical meter bases are located in clusters that are typically located immediately adjacent to electrical transformers. The transformers and meter bases are provided and serviced by Dominion Energy. The main electrical lines servicing each individual unit extend from the meter bases to the electrical panels within each unit. These service lines are not provided/maintained by Dominion Energy and are, consequently, common elements. Although these lines were not included on previous studies, they have been added to the 2023 study to reflect their status as common elements.

2.4.1.2. Condition: The condition of the service lines is not known as these lines are buried several feet below grade.

2.4.1.3. Previous Repairs: Our understanding, based on conversations with an electrical contractor who performs work routinely in the Fairlington communities, is that a handful of these lines have been recently replaced due to degradation. We are not aware of any previous replacement work within Fairlington Glen.

2.4.1.4. Life Expectancy: For the purposes of the 2023 CRS, the life expectancy of the electrical services lines is estimated at 75 years. The service lines were presumably installed at the time of conversion (1973) and are, thus, approximately 50 years old.

2.4.1.5. Replacement Cost Considerations: When the electrical service lines are replaced, they must be installed in rigid conduit to comply with electrical code requirements. It is presumed that the original installation was not in conduit. Consequently, when the lines are replaced, new conduit runs must also be installed. The size of the new conduit (either 2-inch diameter or 2 ½ - inch diameter) is determined based on the size of the conductor. Sizing of the conductor is based on the length of the line/conduit from the meter base to the electrical panel and will vary from #2/0 copper for shorter runs to #4/0 copper for longer runs. As previously noted, the presumed layout of the new conduit runs were drawn on the plat in order to estimated the length of the new conduit runs/service lines for estimating purposes. Unit costs for conduit, conductor, trenching and miscellaneous electrical work are estimated on the "Power Lines" tab. Estimated costs for restoration of patio overburden were also included to cover instances where trenching must be performed through/across patio areas.

2.4.1.6. Replacement Cost: The estimated replacement cost, in 2023$, of all electrical service lines in Courts 1 through 4 is **$1,116,000.00**

3. MISCELLANEOUS SITE FEATURES

3.1. SIGNAGE

3.1.1. General: Site signage is limited. At various entry points throughout the property, there are two, painted, High Density Urethane (HDU) signs *(21 sets total).* The upper sign shows the address/Court information while the lower sign indicates that parking is reserved and unauthorized parking will be towed. Each of these signs is mounted to two, four-by-four, pressure treated, painted wood posts. There are also approximately sixteen painted, custom aluminum signs positioned around the property and indicating various information including: "Private Property", "Do Not Climb Fence", etc. All of the signs were fabricated by Banana Banner in late 2017/early 2018.

3.1.2. Condition: The signs are all relatively new and are in good condition.

3.1.3. Life Expectancy/Maintenance: The HDU material is considerably more durable than wood (previous sign material) and should provide long term protection against deterioration, warping and/or other deterioration that might be expected with wood signage. It is very likely that the HDU material itself will outlast the painted finish on the sign. For aesthetic reasons, the BOD may wish to refurbish or replace the signs earlier than necessary but, for the purposes of the 2023 CRS, the life expectancy has been maintained at 20 years.

3.1.4. Replacement Cost: As previously noted, the signage was fabricated in 2017/18 by Banana Banner and cost information is readily available. Based on inflation adjustments, the cost to fabricate the HDU and aluminum signs, in 2023$, is approximately **$23,500.00.**

3.2. FENCING

3.2.1. General: A "Fencing" tab was added to the Asset Schedule/Spreadsheet during the 2013 CRS to provide detailed information regarding the quantity, life expectancy and anticipated replacement cost of the various types of fencing utilized at the Glen. The 2018 CRS included limited updates given that, to REI's knowledge, no fencing replacement work was performed between 2013 and 2018. Based on information provided by the Glen, no major fence replacement work has been performed subsequent to the 2018 CRS; therefore, many of the recommendations from the 2013 CRS remain in place (see below for additional discussion).

3.2.2. Patio Fencing

3.2.2.1. General: Privacy fencing *(approximately 6 feet high)* is installed around all private patio areas in the rear of the units. The pressure treated wood fencing is fabricated with pressure treated 4 by 4 posts and 6 by 6 posts (at gates) set in concrete. All posts are covered with plastic, pyramid style post caps. Fence rails consist of three, parallel, pressure treated 2 x 4's secured to the posts with galvanized steel fence brackets. The fence is clad on both sides with staggered, pressure treated 1 x 4's that are secured to the rails with 2 nails at each rail. The cap rail consists of a pressure treated 1 x 4. The gate frames are fabricated from pressure treated lumber and are clad with tightly spaced 1 x 4 lumber on one side. The top edge of the gate is scalloped to provide some architectural detail. The gate hardware is heavy duty, coated, galvanized steel hardware that is available at many home improvement centers. This fencing was installed in 1997 by Long Fence.

3.2.2.2. Condition: The patio fencing is now 26+ years old and is, generally, in fair-to-marginal condition. This condition is partly attributable to continued maintenance that has been performed by on-site maintenance staff. Based on previously documented conversations with Long Fence representatives, a 30-year life expectancy is possible if the fence is well maintained and is not subject to high wind conditions.

3.2.2.3. Life Expectancy/Maintenance: The life expectancy of patio fencing was revised to **30 years** in the 2018 CRS based on the condition. Consequently, full replacement is currently scheduled to occur in 2028. Given the substantial expense of replacement (see below), we would recommend that the BOD encourage the on-site maintenance personnel (or fencing contractor) to continue to aggressively replace deteriorated/curled/warped fence cap rails; and, to apply sealer to exposed end grain at gate openings, to extend the life of the wood fencing as long as possible. REI recommends engaging Long Fence (or another qualified contractor) to evaluate the overall condition of the fencing in or around 2025/26. The contractor may be able to perform more significant maintenance that can further extend the life of the fencing and may also be able to provide more accurate cost information in advance of a full replacement project.

3.2.2.4. Replacement Cost: We had previously calculated the length of patio fencing to be approximately 13,250 lineal feet based on the site plan that we previously prepared in AutoCad. Based on this quantity we estimate the 2023 replacement cost to be approximately

$535,000.00 based upon assumed inflation since 2013. The patio fencing was last replaced in 1997 at a cost of approximately $250,000.

3.2.3. Split Rail Fencing

3.2.3.1. General: The only section of vinyl split rail fence includes the fencing installed along the sidewalk that abuts the parking lot in Court 4.

3.2.3.2. Condition: Fencing was installed in 2010 and is still in good-to-fair condition.

3.2.3.3. Life Expectancy/Maintenance: We anticipate an additional 10+ years of service and maintenance costs should be minimal.

3.2.3.4. Replacement Cost: The current estimated replacement cost, in 2023 dollars, is **$10,300.00**.

3.2.4. Perimeter Fencing

3.2.4.1. General: The border of the property that adjoins King Street and Quaker Lane is protected by a 6-foot-high chain link fence. The fence along Quaker Lane was installed in 1977 and the short section of fencing between 36th Street and King Street *(along Quaker Lane)* was reportedly installed some time later. The installation date for the fencing along King Street is not known and may date to the condominium conversion.

3.2.4.2. Condition: Despite the age of the perimeter fence, the fence continues to function well and is in serviceable condition. The aluminum "H" posts are plumb and exhibit minimal corrosion. Our assumption is that the posts were set in concrete. The posts were painted with a green coating/paint which is failing at numerous locations. The galvanized steel pipe top rail of the fence exhibits corrosion in numerous areas; however, the corrosion appears to be, predominantly, surface corrosion. Like the posts, the top rail was painted/coated some time ago, but the paint has failed at numerous locations. The chain link itself is a PVC coated (green color) galvanized steel material that is in good condition. Our assumption is that the fence posts and top rail are original while the chain link was installed at a later date. Presumably, the original chain link was removed, and the posts and top rail were painted prior to installation of the new wire mesh.

3.2.4.3. Life Expectancy/Maintenance: Given the varying condition of the fence components and finishes, we believe the perimeter fencing can provide 10+ years of additional service provided some maintenance is performed to address the ongoing corrosion of the top rail. It would be advantageous to review the existing condition with several fencing contractors to determine the optimal maintenance approach.

3.2.4.4. Replacement Cost: We estimated the length of perimeter fencing from field observations and a takeoff from available CAD drawings resulting in a total estimated length of 2200 feet. The estimated unit cost for replacement, in 2023 dollars, is approximately $39.67 per lineal foot yielding an anticipated replacement cost of **$87,000.00**. Replacement costs assume in-kind replacement and costs could be significantly higher if the Board elects to install a wooden fence in lieu of chain link when replacement is performed.

3.2.5. Pool Perimeter Fencing

3.2.5.1. General: A six-foot-high decorative aluminum fence is installed along the perimeter of the pool deck and a shorter section of aluminum fencing is installed between the baby pool and the main pool.

3.2.5.2. Condition: The fencing is still in good condition and should provide 10+ years of additional service as planned.

3.2.5.3. Life Expectancy/Maintenance: The aluminum fencing has a lifespan of approximately 30 years as estimated on the previous study and should provide 10+ years of additional service as planned.

3.2.5.4. Replacement Cost: The aluminum fencing was replaced in 2003 at a cost of $32,200 or roughly $80 a lineal foot. We estimate the 2023 replacement cost to be equivalent to the 2003 cost + inflation. Consequently, the estimated unit cost to replace the fence is $130 per lineal foot yielding a total estimated replacement cost of **$52,000.00**.

3.2.6. Court Perimeter Fencing

3.2.6.1. General: Ten-foot-high chain link fencing is installed around all of the tennis courts and the pickle-ball court. There is a short *(three-foot-high)* section of chain link fencing along the north side of the basketball court.

3.2.6.2. Condition: The pickle-ball court fence is new and in excellent condition. The triple tennis court and basketball court fences were installed in 2011 and are in still in good condition. The single tennis court fence was installed in 2003 and is in marginal condition.

3.2.6.3. Life Expectancy/Maintenance: For the purpose of the 2023 CRS, the pickle ball court fence should provide another 30 years of service, the triple tennis court fence and basketball court fence should provide another 23+ years of service as planned, and the single tennis court should be replaced in the next 6 to 8 years.

3.2.6.4. Replacement Cost: We calculated the length of ten-foot-high fencing to be approximately 1,070 lineal feet and the length of the three-foot high fencing to be approximately 80 lineal feet. Based on these quantities, we estimate the 2023 replacement cost to be approximately **$58,000.00**.

3.3. HANDRAILS

3.3.1. Wrought Iron Handrails

3.3.1.1. General: Throughout the property, in areas where there are more than 2 or 3 concrete steps in succession, wrought iron handrails have been installed to prevent falls and to assist pedestrians when climbing or descending the stairs. This item was not included in the 2013 CRS but was added in the 2018 CRS because it is a common element.

3.3.1.2. Condition: In general, the handrails are in fair condition although there are a number of areas where the handrail posts are slightly loose and are not anchored properly. Loose handrails could be a liability issue so on-site maintenance personnel should be vigilant with maintenance and repair.

3.3.1.3. Repairs: In locations where stoops have been rebuilt (see plat and below), railing anchorages have been repaired and reinforced, when necessary.

3.3.1.4. Life Expectancy/Maintenance: We anticipate that the handrails will provide 10 years of additional service.

3.3.1.5. Replacement Cost: We counted a total of 40 handrail sections during our 2013 survey of the property. To our knowledge, none of these sections has been removed and no new sections of handrail have been added subsequent to the 2013 study. The length of each section varies considerably but the actual lineal footage was not calculated. We anticipate the 2023 replacement cost to be approximately $298.00 per section or **$12,000.00**.

3.4. EXTERIOR LIGHTING

3.4.1. Carriage Lights

3.4.1.1. General: Throughout the community, there are a number of "Carriage" lights that are mounted to poles approximately 20 to 30 feet from the main entrances to individual units. In a comprehensive survey, conducted by Bill Worsley in August of 2017, 192 total poles and lights were identified; 179 lights are located in the court areas and 13 at the pool perimeter and tennis courts. The carriage lights are connected via circuitry that runs to a common electrical panel. In general, one circuit is provided per Court. Replacement of the circuitry that feeds the carriage lights is likely more expensive than the carriage lights themselves and the life expectancies, following replacement, are different as well; therefore, for the purposes of the 2023 CRS, the Carriage Lights and the circuitry that supports the carriage lights (see below) were separated into separate line items in the 2023 study.

3.4.1.2. Recent Repairs: The carriage lights located in the courts were replaced in January of 2023 by Power Systems Electric (PSE). PSE installed Hanover fixtures with RAB lighting #A-19-9-E-26-830-ND 9-watt 2000K A19 800 lumen LED lamps. The posts were not replaced. Per the Glen's request, additional replacement light fixtures were provided under the contract. PSE provided an additional 10 carriage light fixtures for future use as needed.

3.4.1.3. Condition: The carriage light fixtures are in excellent condition. The condition of the poles varies however, maintenance personnel inspect and repair/paint the poles as needed which will extend their useful life. As previously noted, Bill Worsley conducted a comprehensive survey of the carriage lights in 2017 and identified at least 74 poles with current deficiencies (38 percent).

3.4.1.4. Court 14 In-Ground Electrical Junction Boxes: When the Court 14 parking lot was reconstructed in 2018, the electrical contractor installed new in-ground electrical junction boxes/enclosures at each light. These boxes are unsightly and present potential issues with ongoing lawn/landscape maintenance.

3.4.1.5. Life Expectancy/Maintenance: We estimate that the light poles will provide an additional 4 to 6 years of service. When the lights are replaced, the circuitry should also be replaced *(see Carriage Light Circuits below).*

3.4.1.6. Replacement Recommendations/Costs for Light Mountings: The existing light poles are buried in the ground and are susceptible to damage/dislocation due to a variety of conditions including: mowing equipment, vandalism, wet ground, etc. When the lights/poles are replaced, we would strongly recommend that the new light poles be mounted to concrete piers, in lieu of a buried installation. An 8 or 10 inch diameter concrete pier would be formed at each pole location using a round form *(Sonotube or similar).* Prior to placement of the concrete, new conduit would be run, below grade and up through the center of the form, penetrating through the center of the pier. The top of the form would be set at grade level. Once the concrete is poured, stainless steel anchor bolts would be set in the freshly placed concrete using a template provided by the post manufacturer (see below for post information). This type of installation would provide a more attractive, lower maintenance

system moving forward. The estimated cost to install a new concrete mounting base with anchor bolts is $105 per pole/light which yields a total estimated cost of **$19,500.00**.

3.4.1.7. Pole Replacement Recommendations / Costs: When the poles are replaced, we would recommend replacement with a standard, 3 inch diameter pole to match the existing installation as much as possible. We would strongly recommend installation of an extruded or cast aluminum *(not steel)* pole to provide long term protection against corrosion. It is also recommended that the pole have a high quality finish to limit maintenance costs. The pole should include *(as either part of the pole or as an accessory)* a mounting base that is designed to be secured with anchor bolts. The pole should also include an integral, removable cover/junction box to accommodate wiring installation and to comply with current electrical code requirements. This will eliminate the need to install ground access boxes as was done at Court 14 in 2018. The estimated cost to install new anchor mounted, prefinished aluminum poles is $205 per pole/light which yields a total estimated cost of **$38,000.00**. Please note that there is a wide variety of pole options available in various styles and materials. This cost could vary significantly based on the type of pole that is selected. Again, REI does not recommend installation of a less expensive, lighter gauge steel pole as these types of poles would be subject to premature degradation.

3.4.1.8. Light Fixture Replacement Recommendations / Cost: The carriage lights were replaced in 2023 by PSE for **$45,779.06**. The life expectancy of the fixtures can vary based on material and finish. The light fixtures installed are cast-aluminum which will last longer than galvanized steel. The specifications for the finish was not available on the Hanover site so an estimated life expectancy is not available. For the purposes of the 2023 CRS, the life expectancy of the light fixtures is estimated to be 20 years. For the purposes of the 2023 CRS, the life expectancy of the photocells is estimated to be 10 years.

3.4.1.9. Photocells: When the new carriage light fixtures were installed, a photocell was installed at the beginning of each circuit. The estimated unit cost to install new photocells is $200 per cell which yields a total estimated cost of **$3,600.00**.

3.4.1.10. Optional Exterior Outlets: When the new circuitry is installed, REI strongly recommends installation of new exterior power circuits. In all likelihood a new power circuit would need to be independent of the new lighting circuit but the new circuit wiring could be run in the same conduit. In our experience, there have been numerous occasions where the on site maintenance personnel have "hot-wired" one of the existing carriage light circuits to provide power for various maintenance equipment that is utilized throughout the property. Obviously, this is not a safe or preferred operation. Installation of new, common electrical circuits within the Courts would provide readily accessible power for future maintenance operations. Power outlets/receptacles would typically be limited to one per Court *(perhaps 2 at larger courts)* and all outlets would need to be mounted in tamper proof, exterior rated housings with integral locking features. The estimated cost to integrate electrical power and associated circuitry/hardware, in conjunction with lighting upgrade, is **$8,000.00**.

3.4.2. **Carriage Light Circuits**

3.4.2.1. General: As noted above, the carriage lights are connected to a common lighting circuit at each Court. This circuit for the exterior lights is typically a buried electrical cable that is, presumably, exterior rated.

3.4.2.2. Recent Circuitry Repairs: Over the past several years, Power Systems Electric, Corp. (PSE) has performed an extensive amount of repairs to the carriage light circuitry including:

3.4.2.2.1. May 2, 2012 (Pool Area): Replaced 190 feet with conduit/new conductor for a total cost of $2,794.18.

3.4.2.2.2. April 8, 2014 (Pool and Court 10): Replaced 80 feet with conductor for a total cost of $2,032.45.

3.4.2.2.3. April 23, 2014 (Court 3): Replaced 180 feet with conduit/new conductor for a total cost of $2,805.83.

3.4.2.2.4. May 13, 2015 (Court 2): Replaced 40 feet with conduit/new conductorand installed new interior conduit for a total cost of $2,392.66.

3.4.2.2.5. October 14, 2015 (Court 6): Replaced 180 feet with conduit/new conductor for a total cost of $2,365.36.

3.4.2.2.6. November 5, 2015 (Pool + Tennis + Basketball Court): Replaced 150 feet with conduit/new conductor for a total cost of $2,023.13.

3.4.2.2.7. April 7, 2016 (Court 3): Replaced 40 feet with conduit/new conductor for a total cost of $2,030.81.

3.4.2.2.8. December 20, 2017 (Court 1): Replaced 40 feet with conduit/new conductor for a total cost of $2,105.20.

3.4.2.2.9. February 22, 2018 (Court 1): Miscellaneous electrical repairs for a total cost of $1,372.47.

3.4.2.2.10. January 24, 2020 (Court 6): Replaced 40 feet of conduit/new conductor for a total cost of $868.50.

3.4.2.2.11. August 18, 2020 (Court 2): Removed Pushmatic electrical panel and replaced with a 60-amp 6-space panel for a total cost of $1,085.00.

3.4.2.2.12. March 4, 2021 (Court 10): Replaced approximately 40 feet of conduit/new conductor to restore power to four light poles for a cost of $1,454.27.

3.4.2.2.13. November 24, 2021 (total cost of $3,932.14):

3.4.2.2.13.1. Court 9: Replaced 80 feet of conduit and wire.

3.4.2.2.13.2. Playground: Replaced 30 feet of conduit and wire.

3.4.2.2.13.3. Court 11: Troubleshoot the issue with the tripped circuit breaker for the pole. lights.

3.4.2.2.14. January 13, 2022 (Court 11): Installed new underground conduit and wire to restore power to seven light poles for a total cost of $2076.57.

3.4.2.2.15. December 8, 2023 (Pool area): Replaced approximately 150 feet of conduit/new conductor to two light poles, one near the pool house and one near the tennis court, for a total cost of $3,900.00.

3.4.2.3. Condition: As noted in the previous study and as highlighted by the spate of recent repairs chronicled in the previous paragraph, this circuitry is not reliable and is not installed in accordance with current Electrical Code Requirements. In brief, buried wiring must be a minimum of 24 inches below grade.

3.4.2.4. Circuitry Replacement Recommendations: We strongly recommend that the existing circuitry be replaced in conjunction with replacement of the lights themselves. When the circuitry is replaced, there are two options:

3.4.2.4.1. Option 1: New, exterior rated, insulated conductor *(not in conduit)* can be installed; however, this conductor must be buried a minimum of 24 inches below grade level which will require substantial excavation throughout the property; or

3.4.2.4.2. Option 2: New, exterior rated, intermediate metal conduit *(IMC)* can be installed at a minimum depth of 6 inches below grade. Clearly, Option 2 is more economically viable and less invasive to the property.

3.4.2.5. Life Expectancy: We anticipate that the new, IMC conduit/circuits will provide approximately 50 years of service if properly installed.

3.4.2.6. Replacement Cost: In the previous reserve study we estimated the total length of circuitry for the carriage lights to be around 9,200 lineal feet. The approximate unit cost to install new conductor in IMC is $12.50 a lineal foot yielding a total estimated replacement cost of around **$115,000.00**. Please note that this cost may be slightly less if some of the recently installed conduit can be reused as part of the replacement work.

3.4.3. Swimming Pool Pole Lights

3.4.3.1. General: There are 13 pole lights surrounding the swimming pool that were presumably installed around the time of the conversion.

3.4.3.2. Recent Repairs: PSE removed the existing pole assemblies at the tennis courts and pool perimeter and installed new 3-inch diameter, 8-foot poles with Hanover fixtures, with RAB lighting A-21-17-E26-840-ND 17 watt 4000K A21 2050 lumen LED lamps. Per the Glen's request, additional replacement light fixtures were provided under the contract. PSE provided an additional 4 carriage light fixtures for future use as needed.

3.4.3.3. Condition: The 13 pole light assemblies were replaced in January of 2023 by PSE and are in excellent condition.

3.4.3.4. Replacement Cost: The poles and lights at the tennis courts and pool perimeter were replaced by PSE for an additional **$24,723.77**. Per the Glen's request, additional replacement light fixtures were provided under the contract.

4. RECREATIONAL FEATURES

4.1. SWIMMING POOL

Please note that the "Swimming Pool" tab from the 2013 Asset Schedule/Spreadsheet was eliminated and replaced with the "Pools Revised" tab in the 2018 CRS. The information in this revised tab was significantly more detailed than the previous study and has been updated in this study.

4.1.1. MAIN SWIMMING POOL:

4.1.1.1. General: The existing swimming pool was constructed in 1974 as part of the condominium conversion, and is a standard, in ground, concrete swimming pool with a plaster "whitecoat", tile borders and precast concrete coping stones.

4.1.1.2. Maintenance: Atlantic Pool Service, Inc. ("Atlantic") has maintained the pools at the Glen for many years. In preparation of the previous CRS, REI contacted Steve Bogdanoff (President of Atlantic Pool Service, Inc.) for updated projections for the various pool elements and equipment.

4.1.1.3. Whitecoating

4.1.1.3.1. General: Replastering or "Whitecoating" of the pools will be performed in the Spring of 2024 by Atlantic.

4.1.1.3.2. Condition: The whitecoat is in new/excellent condition.

4.1.1.3.3. Life Expectancy/Maintenance: The anticipated life expectancy of the whitecoat was previously estimated at 6 to 8 years (2018 CRS); For the purposes of the 2023 CRS, the life expectancy has been assigned as 7 years; therefore, the next white coating (beyond 2024) is scheduled for 2031.

4.1.1.3.4. Replacement Cost: Atlantic provided an updated unit cost for whitecoating ($4.24/sf) which calculates to a total 2023 cost of approximately **$24,218.00**.

4.1.1.4. Coping Stones

4.1.1.4.1. General: There are existing precast concrete coping stones and decorative ceramic tile *(at the water line)* along the perimeter of the main pool.

4.1.1.4.2. Condition: Fair

4.1.1.4.3. Life Expectancy/Maintenance: The existing stones and tiles are estimated to have a remaining useful life of approximately 4 years.

4.1.1.4.4. Replacement Cost: The estimated unit replacement cost of the coping stones at the Main Pool, in 2023 dollars, is $75.00 per lineal foot yielding a total anticipated replacement cost of around **$19,500.00**.

4.1.1.5. Perimeter Tile

4.1.1.5.1. Condition: Excellent. The perimeter tile was replaced in conjunction with application of the new whitecoat in 2015.

4.1.1.5.2. Life Expectancy/Maintenance: The perimeter tile has a remaining useful life of approximately 11 years.

4.1.1.5.3. Replacement Cost: The estimated unit replacement cost of the perimeter tile, in 2018 dollars, is $45.00 per lineal foot yielding a total anticipated replacement cost of around **$11,300.00.**

4.1.1.6. **Transition Tile**

4.1.1.6.1. General: Atlantic is contracted to install new 2-inch by 2-inch frost proof non-skid black tile at the transition from the shallow end to the deep end as well as new 2-inch by 2-inch frost proof non-skid black tiles at the edge of all steps. As noted earlier, these tile will be replaced in conjunction with application of the new "Whitecoat".

4.1.1.6.2. Condition: Excellent.

4.1.1.6.3. Life Expectancy/Maintenance: The transition tile will likely need to be replaced when the Whitecoat is reapplied in 2031; therefore, the remaining useful life is estimated at 7 years.

4.1.1.6.4. Replacement Cost: The estimated unit replacement cost of the perimeter tile, in 2023 dollars, is $45.00 per lineal foot yielding a total anticipated replacement cost of around **$3,914.00.**

4.1.1.7. **Pool Covers**

4.1.1.7.1. General: New pool covers were installed by Atlantic Pool Service, Inc., over both the Main Pool and the Wading Pool, in 2017 (exact date unknown). The pool covers are manufactured by Meyco and are fully warrantied for materials and workmanship for a period of two years (presumably up to the Summer of 2019). Meyco also provided a 12 year, prorated, material warranty for the cover which will extend up to 2029. The pool covers were installed in order to provide better protection for the whitecoat.

4.1.1.7.2. Condition: The covers are in serviceable condition.

4.1.1.7.3. Life Expectancy/Maintenance: To preserve the life of the pool cover it is important that the warranty conditions are followed. Most notably, the water level must remain within 18 inches of the cover to avoid excessive deflections under heavy snowloads. For the purposes of the 2023 CRS, the life expectancy of the cover is estimated to be 18 years.

4.1.1.7.4. Replacement Cost: For the purposes of the 2023 CRS and based on allocation in the previous Study, funding is allocated for a pool cover in approximately 17 years at an estimated cost of $3.37 per square foot or around **$10,400.00** (in $2023).

4.1.1.8. **Main Pool Beam/Structure Repair**

4.1.1.8.1. General: Based on conversations with swimming pool contractors and previous expenditures, it is assumed that periodic repairs will be necessary to the perimeter of the pool structure (*typically referred to as the pool "beam"*).

4.1.1.8.2. Condition: The condition of the structural concrete along the perimeter of the pool shell is unknown.

4.1.1.8.3. Life Expectancy/Maintenance: Although the existing conditions are not known, it is prudent to budget funding for periodic structural repairs to the pool beam. For the purposes of the 2023 CRS, the interval of these repairs is set at 20 years.

4.1.1.8.4. Replacement Cost: For the purposes of the 2023 CRS, the estimated cost to perform periodic structrual repairs to the pool beam is **$25,000.00**.

4.1.1.9. Main Pool Pool Beam Repairs

4.1.1.9.1. General: The 2008 Reserve Study included an allocation for "Pool Reconstruction" based on information garnered from a Reserve Study for an adjacent Fairlington property and confirmed by the association's pool contractor. Presumably, "reconstruction" would entail complete removal and replacement of the existing pool shell and associated piping.

4.1.1.9.2. Condition: As noted in the previous survey, based on conversations with various pool contractors, it is uncertain if complete reconstruction of the pool will be required in the next 20 to 30 years as previously allocated. Apparently, swimming pools constructed in the 1970's (such as FG) are often superior in construction to those that were fabricated in the 1980's and even into the early 1990's due to changes in gunite/shotcrete materials and application methods.

4.1.1.9.3. Life Expectancy/Maintenance: For the above reason, the swimming pool may not need complete reconstruction and periodic structural repair and piping maintenance/replacement can be performed instead. For the purposes of the 2023 CRS the life expectancy is listed as 60 years.

4.1.1.9.4. Replacement Cost: For the purposes of the 2023 CRS, the estimated cost to perform periodic structural repairs to the pool beam is **$25,000.00**.

4.1.1.10. Main Pool Structure Repair/Replacement

4.1.1.10.1. General: The 2008 Reserve Study included an allocation for "Pool Reconstruction" based on information garnered from a Reserve Study for an adjacent Fairlington property and confirmed by the association's pool contractor. Presumably, "reconstruction" would entail complete removal and replacement of the existing pool shell and associated piping.

4.1.1.10.2. Condition: As noted in the previous survey, based on conversations with various pool contractors, it is uncertain if complete reconstruction of the pool will be required in the next 20 to 30 years as previously allocated. Apparently, swimming pools constructed in the 1970's (such as FG) are often superior in construction to those that were fabricated in the 1980's and even into the early 1990's due to changes in gunite/shotcrete materials and application methods.

4.1.1.10.3. Life Expectancy/Maintenance: For the above reason, the swimming pool may not need complete reconstruction and periodic structural repair and piping maintenance/replacement can be performed instead. For the purposes of the 2023 CRS the life expectancy is listed as 60 years.

4.1.1.10.4. Replacement Cost: The 2008 study included an allocation of $500,000 but the funding was reduced to $250,000 in the previous study and, for the purposes of the 2023 CRS, is again estimated at **$250,000.00**.

4.1.2. MAIN POOL EQUIPMENT

4.1.2.1. **Main Pool Skimmers:** The existing skimmers at the perimeter of the pool are presently in fair condition and have an estimated remaining useful life of **4 years** *(confirm with Atlantic)*. For the purposes of the 2023 CRS, the estimated cost to replace the skimmers at the Main Pool is **$13,500.00**.

4.1.2.2. **Main Pool Filters:** The main pool filter system consists of three separate, cartridge style filters with 4 separate filters in each filter. Steve Bogdanoff indicated that the existing filters are in fair condition; however, he noted that the filters/cartridges are very difficult to service and the service can typically not be performed by lifeguards. Steve also indicated that it cost around $1,000.00 to replace the cartridges every other year. If the filters are not serviced properly, it will be difficult to maintain the proper cycling of the pool water and could put additional stress on the pool pump. Mr. Bogdanoff strongly recommended converting the existing cartridge filter system to a sand filter system when the existing filters have reached the end of their useful life. The estimated remaining useful life of the existing filters is **3 years** *(confirm with Atlantic)*. For the purposes of the 2023 CRS, the estimated cost to install new sand filters at the Main Pool is **$12,800.00**.

4.1.2.3. **Main Pool Pump:** The existing main pool pump is a commercial grade, brass pump and is still in good condition according to Mr. Bogdanoff. The estimated remaining useful life of the pump is **11 years** *(confirm with Atlantic)*. For the purposes of the 2023 CRS, the estimated cost to replace the pump at the Main Pool is **$10,000.00**.

4.1.2.4. **Pool Lift:** An ADA compliant handicap pool lift was installed in 2022 by Atlantic. The lift is manufactured by S. R. Smith and is fully warrantied for materials and workmanship for a period of two years (presumably up to the Summer of 2024). Smith also provided a 3-year manufacturer limited warranty which extends up to 2025. The estimated remaining useful life of the lift is 14 years. For the purposes of the 2023 CRS, the estimated cost to replace the lift at the Main Pool is **$13,000.00**.

4.1.3. WADING "BABY POOL"

4.1.3.1. **Wading Pool Whitecoat:** See 4.1.1.1 for detailed information regarding the whitecoat. The whitecoat in the Wading Pool will be replaced in the Spring of 2024. For the purposes of the 2023 CRS, the estimated cost to replace the whitecoat at the Wading Pool is **$5,368.00**.

4.1.3.2. **Wading Pool Coping Stones:** See 4.1.1.2 for detailed information regarding the Coping Stones. The existing Coping Stones at the Wading Pool were installed in 2014 by Neptune Aquatics. The Coping Stones are in good condition and have an estimated remaining useful life of 26 years. For the purposes of the 2023 CRS, the estimated cost to replace the Coping Stones at the Wading Pool is **$5,000.00**.

4.1.3.3. **Wading Pool Perimeter Tile**: See 4.1.1.3 for detailed information regarding the Perimeter Tile. The existing Perimeter Tile at the Wading Pool was installed in 2014 by Neptune Aquatics. The Perimeter Tile is in good condition and has an estimated remaining useful life of 11 years. For the purposes of the 2023 CRS, the estimated cost to replace the Perimeter Tile at the Wading Pool is **$3,100.00**.

4.1.3.4. **Wading Pool Cover:** See 4.1.1.1 for detailed information regarding the Pool Covers at both the Wading Pool and the Main Pool. The existing Pool Cover at the Wading Pool was installed in 2017 by Atlantic. The Pool Cover is in excellent condition and has an estimated remaining useful life of 17 years. For the purposes of the 2023 CRS, the estimated cost to replace the Pool Cover at the Wading Pool is **$1,300.00**.

4.1.4. WADING POOL EQUIPMENT

4.1.4.1. **Main Pool Skimmers:** The existing skimmer at the Wading Pool is in fair condition and has an estimated remaining useful life of **6 years** *(confirm with Atlantic)*. For the purposes of the 2023 CRS, the estimated cost to replace the skimmer at the Wading Pool is **$1,500.00**.

4.1.4.2. **Wading Pool Filters:** The Wading pool filter system consists of one, smaller (than main pool filters), cartridge style filter. Steve Bogdanoff indicated that this filter is smaller and much easier to maintain than the main pool filters. The estimated remaining useful life of the existing wading pool filter is **1 year** *(confirm with Atlantic)*. For the purposes of the 2023 CRS, the estimated cost to replace the filter at the Wading Pool is **$2,500.00**.

4.1.4.3. **Wading Pool Pump:** The existing Wading pool pump is a residential grade, plastic pump and is in fair condition according to Mr. Bogdanoff. The estimated remaining useful life of the pump is **0 years** *(confirm with Atlantic)*. For the purposes of the 2023 CRS, the estimated cost to replace the pump at the Wading Pool is **$1,500.00**.

4.1.5. POOL DECK

4.1.5.1. **Pool Deck Repair:** There are approximately 6,500 square feet of concrete pool decking surrounding the Main Pool and Wading Pool. The existing concrete pool deck is in fair condition but continued maintenance will be necessary until the deck is replaced due to isolated spalling and cracking that typically occur. The Association has, to date, allocated funding for isolated concrete repairs on the pool deck every five years with the next round of repairs anticipated to occur next year (2019). It is estimated that 7.5 percent of the pool deck will require repair at a unit cost of $32.00 per square foot when repairs are performed. Assuming 7.5 percent repair yields a total anticipated construction cost of around **$15,500.00**.

4.1.5.2. **Pool Deck Replacement:** The existing concrete pool deck is in fair condition and periodic maintenance is anticipated as detailed in 4.1.5.1. At some point it will be more advantageous to simply replace the entire pool deck, in lieu of continuing maintenance. The life expectancy of the pool deck has been revised from 50 years (in 2018 CRS) to 60 years; therefore, total replacement is anticipated in 2034. The anticipated unit cost for replacement (in $2018) is $14.50 per square foot yielding a total anticipated construction cost of around **$94,000.00**. The figures referenced are based on conversations with various paving contractors.

4.1.6. POOL ACCESSORIES / FURNITURE

4.1.6.1. **Lifeguard Chairs**: The existing, portable lifeguard chairs (2 total) were purchased in 2006 and are in fair condition. The life expectancy of the chairs is approximately 20 years; therefore, replacement is anticipated in 2026. The replacement cost will vary depending upon the type of chair that is purchased. Commercial models incorporating rugged, stainless steel frames and matching the existing chair configuration and currently selling for around $2,500.00. For the purposes of the study, the anticipated unit cost for replacement (in $2023) is **$2,500.00 each**.

4.1.6.2. **Large Canvas Awning**: The existing large canvas awning was purchased in 2005 and is in fair to marginal condition. The life expectancy of the awning was previously estimated at approximately 15 years; therefore, replacement was previously anticipated in 2020; however, the awning has not yet been replaced. Consequently, the life expectancy has been revised to 20 years with replacement anticipated in 2025. The replacement cost will vary depending upon the type of awning/material that is purchased. For the purposes of the study, the anticipated unit cost for replacement (in $2023) is **$4,500.00**.

4.1.6.3. **Small Canvas Awning**: The existing small canvas awning was purchased in 2010 and is in good condition. The life expectancy of the awning was previously estimated at approximately 15 years, but has been revised to 20 years therefore, replacement is anticipated in 2030. The replacement cost will vary depending upon the type of awning/material that is purchased. For the purposes of the study, the anticipated unit cost for replacement (in $2023) is **$3,500.00**.

4.1.6.4. **Large Fixed Umbrella**: The existing large shade umbrella was purchased in 2020 and is in good condition. The life expectancy of the umbrella is approximately 15 years; therefore, replacement is anticipated in 2035. The replacement cost will vary depending upon the type of umbrella purchased.

For the purposes of the study, the anticipated unit cost for replacement (in $2023) is **$2,000.00**. **check**

4.1.6.5. **Pool Furniture**: The existing pool furniture consists of a variety of chairs, tables, umbrella stands, umbrellas, chaise lounges, planters, basketball goal, etc. Based on records provided by the Glen, this furniture was not bought simultaneously; rather, periodic replacements of specific items have been performed over the years. Most recently (2017), a significant amount of furniture was replaced at a cost of approximately $7,200.00. This furniture is relatively new and is in good condition. For the purposes of the study, the life expectancy of the pool furniture is listed as 8 years with an anticipated replacement cost of approximately **$10,000.00**.

4.1.6.6. **"Dri-Dek" Matting**: New "Dri-Dek" interlocking, plastic matting was installed by Atlantic Pool Service, at both pool changing rooms, in 2015 and is still in serviceable condition. In 2018, we spoke with a representative of the manufacturer who indicated that the life expectancy of the matting is approximately 3 to 5 years depending upon a number of factors including: usage, maintenance, exposure, etc. Therefore, replacement was previously anticipated in 2023. The life expectancy has been revised to 10 years with replacement now anticipated in 2025. For the purposes of the study, the anticipated unit cost for replacement (in $2023) is **$1900.00**.

4.2. COURTS

4.2.1. Triple Tennis Court

4.2.1.1. Triple Tennis Court - General: The triple tennis court is located just to the North of Court 1. These courts were reconstructed and resurfaced in 2011 at a cost of $97,366.00 by Bishop's Tennis, Inc. (BTI) At that time, the triple tennis courts were overlaid with a new, specialized, waterproof fiber turf *("Nova Pro-Bounce" by General Acrylics)* Subsequently, in the Spring of 2016, BTI resurfaced the triple tennis court with an acyrlic/mesh/sand blend *(Laykold "Nusurf")* and two finish coats *(Laykold ColorCoat).* In conjunction with the 2016 work, BTI also installed the "Riteway Crack System" to address three structural cracks in the asphalt base. In the Spring of 2021, BTI prepped surfaces and installed Laykold's "*Acrylic Resurfacer*" + 2 new color coats. It does not appear that BTI performed any structural crack repair in 2021; therefore, it is assumed that crack repair was not necessary and the structural cracks that were addressed in 2016 are still in good condition.

4.2.1.2. Warranty: BTI provided a 5 year warranty for the work performed in 2021; therefore, the existing surface is under warranty until 2026.

4.2.1.3. Condition: The triple tennis court surface is in good condition.

4.2.1.4. Life Expectancy/Maintenance: The life expectancy of the coatings on the triple tennis court is approximately five years; therefore, **recoating is anticipated in 2026**. The life expectancy of the new fabric overlay at the triple tennis court should provide 20 years of service; therefore, replacement/reconstuction is anticipated in **2031**.

4.2.1.5. Replacement/Recoating Costs: Recoating cost information was obtained directly from BTI's January 2, 2021 proposal, adjusted for inflation. The estimated recoating cost (in $2023) for the triple tennis court is approximately **$29,000.00**. The estimated reconstruction cost (in $2023) for the triple tennis court is approximately **$135,000.00**.

4.2.2. Single Tennis Court

4.2.2.1. Single Tennis Court - General: The single tennis court, adjacent to the Swimming Pool, was overlaid with asphalt in 2011 (also by Bishop Tennis) and coated (conventional coating - not turf) at a cost of $41,655.00. Subsequently, in 2016, several structural cracks were repaired and recoated. Complete recoating was not performed at that time. In 2021, BTI performed an extensive refurbishment of the court including: overlay of structural cracks, filling of low areas, installation of new "*Pro-Cushion Hybrid Free-Float*" surfacing system, application of acrylic resurfacer, two color coats, and seal coat.

4.2.2.2. Warranty: According to BTI' proposal, dated December 5, 2020, the new surfacing system is covered under a 5-year warranty; therefore, is under warranty until the Spring of 2026. BTI also provided a 1-year warranty that has lapsed.

4.2.2.3. Condition: The single tennis court is in excellent condition.

4.2.2.4. Life Expectancy/Maintenance: The life expectancy of the coating on the single tennis court is approximately five years; therefore, recoating is **anticipated in 2026.** The asphalt overlay should provide 15 years of service; therefore, replacement is also **anticipated in 2026**.

4.2.2.5. Replacement/Recoating Costs: Recoating cost information was obtained directly from BTI in 2018 and has been adjusted for inflation. The estimated recoating cost for the single tennis court is around $12,000.00. This cost also includes an allocation for miscellaneous leveling and crack repair.

4.2.3. Basketball Court

4.2.3.1. General: The basketball court was reconstructed and recoated in 2012, by Pro-Pave Inc., at a cost of approximately $17,000 and $4,000 respectively. This work involved installation and compaction of a new, graded stone subbase in an effort to eliminate depressions in the playing surface. The work also involved additional excavation and stone fill/compaction in areas with poor subgrade conditions; most notably, a substantial depression near the West end of the court (see "Condition").

4.2.3.2. Condition: The basketball court has a history of foundation problems which have resulted in numerous repairs over the years. The repairs that were performed in 2012 were performed with the expressed purpose of eliminating future repairs and providing a safer playing surface. Unfortunately, the persistent depression at the West end of the court reappeared shortly after work was performed. Note that the basketball court is located directly over the old boiler plant and the depression is located in close proximity to the point where the old steam pipes connected to the boiler plant. According to the "Fairlington Story", at the time of conversion, CBI Fairmac was to "...demolish and remove all existing boiler plants...remove all distribution (steam) lines to five feet outside of all living units...(and)...abandon remaining lines..." As noted in the 2018 CRS, it is REI's suspicion that, when this demolition work was performed, some piping was left in place and the soil may not have been properly backfilled. Consequently, the subgrade is continuing to degrade beneath this depression.

4.2.3.3. Proposed Repairs: In an effort to eliminate the persistent depression at the West end of the basketball court. In the 2018 CRS, REI recommended performing a more comprehensive foundation repair. Subsequently, the Glen solicited pricing from Pro-Pave for more extensive repairs. Pro-Pave's proposal, dated September 24, 2019, included a cost of $31,726.00 to perform extensive subgrade repairs, including excavation to a depth of 9 feet at the depression location. However, the proposal was not accepted.

4.2.3.4. Life Expectancy/Maintenance: The life expectancy of the basketball court was previously estimated at 20 years; however, the need to repair the depression in the court warrants repairs at an earlier date. For the purposes of the 2018 CRS, the life expectancy was estimated at 5 years with the expectation that repairs would be performed prior to the 2023 CRS. Given that repairs to the depression have not been performed, When structural repairs are performed, a new color coating should be applied with reapplication of the coating anticipated every 5 years.

4.2.3.5. Replacement Cost: The estimated cost to perform additional structural repairs to the basketball court is **$35,000.00**. Please note that this number could vary significantly depending upon the final scope of repairs. Also note that better pricing may be achieved by

combining this work with future parking lot repairs. The structural repairs are not included as a reserve item given that this type of repair would only need to be performed once. The cost to resurface the basketball court, in $2018, is **$5,000.00**.

4.2.4. Pickleball Court

4.2.4.1. Pickleball Court - General: The Pickleball court (formerly Paddleball Court) is a single, smaller court located between/behind Courts 6 and 7 along King Street.

4.2.4.2. Condition: The pickleball court structure and coating are in good condition.

4.2.4.3. Life Expectancy/Maintenance: The court structural cracks were repaired and the coating replaced in 2022. The life expectancy of surface reconstruction is estimated to be twenty years while coatings are estimated to have five years of useful service life. When recoating is scheduled, the surface should be checked for cracks and cracks repaired prior to recoating. For the purpose of the 2023 CRS, repairs and recoating should be performed in 2027.

4.2.4.4. Replacement/Recoating Costs: Bishop's Tennis, Inc performed the structural crack repair and recoating in 2022 for **$5,865.00**. The estimated recoating cost (in $2023) for the pickleball court is **$7,624.00** based on pricing obtained from similar jobs.

4.3. TOT LOT / SWINGS

4.3.1. General: New playground equipment was installed by All Recreation of Virginia, Inc. In the Summer of 2014. This work included installation of new equipment manufactured by Playworld Systems *("Challenger Series").* Our assumption is that the system is under warranty but we have not received any documentation to that effect. When the new playground system was installed, All Recreation also removed the existing playground equipment and installed new, 2-tier, pressure treated 6 by 6 borders around both the Tot Lot and the Swing areas. In addition, approximately 4 inches of pea gravel was installed to meet relevant safety requirements. In June of 2018, the Association contracted with PSG General Contractors to install 2 additional inches of pea gravel to refill the bounded areas as required to comply with safety regulations.

4.3.2. Condition: All equipment and gravel are relatively new and are in excellent condition. The 6 by 6 treated border around both lots is in average condition.

4.3.3. Life Expectancy/Maintenance: (See 2018 CRS for detailed information) For the purposes of the study, the life expectancy has been set at **35 years**. Given that the pea gravel was replenished in 2022 and the certainty that periodic replenishment will be necessary, REI has separated the pea gravel as a separate depreciable asset and corresponding life expectancy at **5 years**. Also, the life expectancy of the 6 x 6 pressure treated border will be significantly less than the equipment itself. For the purposes of the 2023 CRS, the life expectancy was set at **10 years** and the border will be treated as a separate depreciable asset with replacement scheduled for 2030.

4.3.4. Replacement Cost: The total cost for the playground installation in 2014 was $56,650.00. The portion of this work that was related to installation of the new 6 x 6 borders was approximately $7,000.00; therefore, the estimated cost to replace the 6 x 6 border, in $2023, is **$9,000.00**. The portion of 2014 playground cost that was related to installation of new pea gravel was approximately $4,000 factoring in installation costs. The cost to replenish the pea gravel in 2018 was $3,600.00. Consequently, for the purposes of the 2023 CRS, the estimated cost to replenish the pea gravel, in $2018, is **$5,400.00**. Subtracting the costs for the border and associated pea gravel from the original construction cost yields an estimated original installation cost of $46,000. Factoring in inflation and for the purposes of the 2023 CRS, the estimated cost to replace the playground equipment, in $2023 is **$59,100.00**.

5. BUILDING EXTERIORS

5.1. SLATE ROOFING SYSTEMS

5.1.1. Slate Roofing and Flashings:

5.1.1.1. General: Almost all buildings at the Glen are covered with Slate Roofing (Buckingham or Vermont slate). All of the original Bangor slate roofs have been replaced with Vermont slate in accordance with our recommendations. A survey of all roofing systems was originally conducted in approximately 1995 (by Seal Engineering, Inc.) at which time the type and condition of all roofing systems was catalogued. Since that time, REI has overseen replacement of dozens of roofs and periodically updated the originally prepared roof schedule.

5.1.1.2. Roof Information on Plat: The revised plat shows the roof type with the age and anticipated date of replacement (in parentheses).

5.1.1.3. Condition: All the roofs that have been replaced in the last 25 years are in good to excellent condition. The condition of the original Vermont slate roofs (now 80 years old) varies but is, generally, fair given their age. The Association should anticipate ongoing maintenance costs for these roofs (see next paragraph) up until the time they are replaced.

5.1.1.4. Life Expectancy/Maintenance: Now that all the original Bangor roofs have been replaced with Vermont slate, a roof replacement project will likely not be necessary for approximately 20 years (2043). Given that it is very unlikely that all Vermont slate roofs would be replaced simultaneously, the life expectancy has been adjusted to between 95 and 104 years, with phased replacement occurring over a 10-year span beginning in 2038. The original Vermont slate roofs are in fair condition and should provide approximately 100 years of service as anticipated; however, ongoing maintenance will be required. For the past several years, REI has specified and overseen maintenance and repair that has been performed on a number of roofs by James R. Walls Contracting Co. ("Walls"). These repairs consist, primarily, of refastening slate, replacing cracked slate, sealing exposed nailheads, installing new copper bibs, etc. The average cost of these repairs, per year, is **$30,000.00.** REI anticipates that similar annual expenditures will be necessary up until the time that the replacement cycle begins for the original Vermont roofs. At this point, the Association has chosen to pay these maintenance costs out of the annual maintenance budget. Our understanding is that the Board would prefer to maintain this arrangement moving forward. The annual maintenance costs can be transitioned to a reserve asset on future studies if warranted.

5.1.1.5. Replacement Cost: In the 2018 CRS, REI reviewed the cost of all roof replacement projects at the Glen since 2004 (see "Roofs" tab at Asset Schedule). Unit replacement costs were adjusted for inflation in an effort to determine the average replacement unit cost. Based on these calculations, the average historical replacement cost, in $2018, was set at $26.82 a square foot. This value has been adjusted for inflation since 2018 to **$32.53 per square foot.** Using this unit cost, the total estimate replacement cost of all roofs is approximately **8.5 million dollars**.

5.1.2. Gutters and Downspouts

5.1.2.1. General: All roofs are drained via aluminum gutters and downspouts. In general, the gutters and downspouts have been replaced in conjunction with roof replacement work throughout the last several years.

5.1.2.2. Previous Repairs: A comprehensive gutter repair and replacement project was undertaken in 2010 following the massive snowstorms that occurred in February of that year. The resulting snow and ice buildup tore off or damaged the existing hanging gutters at dozens of locations throughout the Glen. At that time, REI conducted a comprehensive survey of all gutters and prepared construction documents for repair, reinforcement/refastening and/or replacement of gutters. In general, these repairs were designed to reinforce the outside edge of the gutters and to provide heavy duty strapping (above and beyond industry standards) to ensure that the gutters did not fail if a similar event occurs in the future.

5.1.2.3. Condition: Given the recent repair work, the gutters are generally in good condition.

5.1.2.4. Life Expectancy/Maintenance: The gutters should provide an additional **40+ years** of service provided routine maintenance and repair are performed. REI will continue to specify replacement of the gutters and downspouts in conjunction with replacement of roofing unless the gutters at these locations were recently replaced. Also note that we will continue to specify the installation of larger gutters to facilitate drainage as has been our practice throughout the last several years.

5.1.2.5. Reserve Funding: We do not recommend allocating any reserve funding for replacement of gutters and downspouts because this work is generally incorporated into the roof replacement funding or is addressed via annual maintenance. The Board should continue to allocate yearly maintenance funding for repairs to the gutters and downspouts.

5.2. DORMERS

5.2.1. Gable Dormers

5.2.1.1. General: There are 172 gable dormers throughout the complex. All gable dormers were catalogued in the "Dormers" tab on the Asset Schedule in the 2018 CRS. All dormers were individually designated with a number consisting of the Court number plus a sequential number following a hyphen. In all previous studies, the gable dormers were not considered a separate common element. From 2018, the gable dormers shall be considered separate, depreciable elements with the exception of each dormer's slate roof and associated flashings (part of "Roofs") and the dormer window (non-common element – Owner's responsibility). Please note that similar provisions have NOT been provided to separate the numerous Hip Dormers as these dormers are more integrated into the facade. Similarly, there is NOT a similar provision for the various, large Shed Dormers. The Shed Dormers are covered almost entirely in slate; therefore, they are considered as part of the roofing system. Finally, there is NOT a similar provision for the gable dormers at the gambrel-roofs as these structures are also covered in slate.

5.2.1.2. Construction: The gable dormers are conventional, wood-framed dormers with the face of the dormer located typically, approximately 2 to 3 feet upslope of the eave. The dormers are all fabricated with the same height. The length/depth of the dormer is contingent on the slope of the roof through which it penetrates. The dormers are clad, on the sides, with tongue-in-groove, 1 x 6 (nominal), wood siding that is secured to the sheathing. The face of the dormers is detailed with decorative wood trim elements including complicated cornice moldings that replicate the detailing along the eaves of the buildings.

5.2.1.3. Condition: The gable dormers, presumably, date to the original construction. As such, they are in varied condition depending upon frequency of maintenance, exposure to elements (i.e. exposed to wind driven rain, south vs. north facing, etc.). The conditions also vary depending upon the condition of the window. In many instances the windows have been covered with storm windows; or, in other cases, the original windows have been replaced with new vinyl window with integral screens. Throughout the years of overseeing numerous roof replacement projects at the Glen, REI has observed significant deterioration of the trim beneath the windows and at the sides of the windows. In many of these cases, repairs were difficult given that the windows could not be removed and reinstalled/replaced as part of this work.

5.2.1.4. Life Expectancy/Maintenance: The life expectancy of the existing gable dormers and associated trim is difficult to estimate. Presuming that aggressive maintenance/painting is maintained, the dormers should provide **20 years** of additional service. At some point, when ongoing maintenance costs are prohibitive, it would be wise to implement a phased replacement plan wherein, individual groups of dormers (perhaps on a court-by-court basis) are renovated entirely. This renovation would entail removal of the existing trim elements in their entirety and installation of new cellular PVC trim/siding (AZEK or equivalent). These materials would not require constant repainting/maintenance and would be rot resistant. In

conjunction with this work, the windows should be removed and reinstalled so that the trim on the face of the dormers can be properly installed and flashed.

5.2.1.5. Replacement Cost: In the 2018 CRS, REI contacted Kolas Contracting, Inc. and requested estimated pricing to renovate/refurbish the dormers as detailed above. Kolas is very familiar with the work involved given that they have been performing this work throughout Fairlington for many years. The estimated **unit cost** to renovate/refurbish the gable dormers, provided by Kolas was $1,450.00 per dormer. This value has been adjusted for inflation to **$1,760.00 each** in the 2023 CRS.

5.3. CHIMNEYS

5.3.1. Masonry Chimneys

5.3.1.1. General: There are 154 ornamental brick masonry chimneys throughout the complex. All chimneys were catalogued, in the 2018 CRS, in the "Chimneys" tab on the Asset Schedule. All chimneys were individually designated with a number consisting of the Court number plus a sequential number following a hyphen.

5.3.1.2. Construction: The chimneys are "ornamental" in the sense that there are no fireplaces. However, each chimney incorporates a series of terra cotta flues that exit through the sides of the chimney, approximately 2 feet above the roof line. The purpose of these flues is not totally clear but, presumably, they were used to vent some mechanical equipment/systems that are no longer in use (see "Chimney Covers" below).

5.3.1.3. Condition: According to the "Fairlington Story", all chimneys were repointed or "tuckpointed" at the time of conversion; consequently, the tuckpointing repairs are approximately 50 years old. In general, industry standards prescribe repointing every 50 years. However, in many instances, repointing will not be necessary for a longer period of time, depending upon the type of mortar and the quality of the original installation. Based on the conditions observed, we do not recommend comprehensive repointing of the chimneys within the next 5 years. However, there are some chimneys that will require repairs within the next 5 years. James R. Walls Contracting Co., Inc. repaired the eight chimneys in Court 4 in 2019. Work included removal of the terracotta flue crocks, installation of 16oz. copper through wall flashing, reinstallation of salvaged brick and new brick to match existing, and removal and repointing of all mortar joints on the chimney from the roof line up to the metal chimney cap for a total cost of **$7,840.00**. Please note that the scope of the 2023 CRS did not include detailed analysis/inspection of the chimneys. Although chimneys were viewed from the ground, it is difficult to assess the condition of the mortar from ground level.

5.3.1.4. Life Expectancy/Maintenance: For the purposes of the 2023 CRS, the life expectancy of the conversion era repointing is assumed to be **60 years**.

5.3.1.5. Replacement/Repair Cost: To calculate the estimated repair costs for repointing, the approximate square footage of brick at each chimney was previously calculated (in 2018 CRS) based upon the size of the chimney, the pitch of the roof, the height above the roof, etc. In the 2018 CRS, we assumed a unit cost of $40.00 per square foot for repointing. The unit cost has been revised to **$48.51 per square foot** to account for inflation. Please note that, as discussed in the 2018 CRS, this figure is contingent on a number of factors. Most importantly, accessing the chimneys to perform the necessary repairs is the most difficult and expensive portion of the cost. The assumed unit cost is likely to be significantly greater if only one chimney is being repaired at a time. Conversely, if numerous chimneys were repaired simultaneously, the unit costs would likely be lower. Using the $48.51/sf estimated unit cost, the estimated replacement/repair cost to repoint all chimneys is around **$188,000.00.**

5.3.2. Copper Chimney Caps

5.3.2.1. General: Copper chimney caps were installed by Walls Contracting, at all 154 chimneys, in the late 1990's to early 2000's (exact years for individual caps not known but, for purposes of the asset schedule, assumed date of installation is 1997). The chimney caps were fabricated from 20 ounce copper sheet and all joints were soldered. The copper chimney caps were not accounted for until the 2018 CRS, when they were separated as independent, depreciable elements. A new, "Chimneys" tab was also added to the Asset Schedule Spreadsheet in 2018. All chimneys are now identified individually in the table and labeled on the plat. Each chimney cap is listed as a separate entity with corresponding life expectancy.

5.3.2.2. Condition: The copper chimney caps were well fabricated and are still in good condition.

5.3.2.3. Life Expectancy/Maintenance: The copper chimney caps should provide an additional **24 years** of service.

5.3.2.4. Replacement Cost: The estimated replacement cost, per chimney cap, in 2023 dollars is based on the size of the chimney as shown on the "Chimneys" tab in the Asset Schedule. Using the estimated unit cost(s), adjusted for inflation, the estimated replacement/repair cost to replace all chimney caps is around **$288,000.00**

5.3.3. Chimney Screens

5.3.3.1. General: As noted earlier, all of the chimneys include a series of terra cotta flues that penetrate through the sides of the chimneys, typically 2 feet above the roof ridge. It is not clear exactly what was originally vented via these flues, but our understanding is that the flues are abandoned. Fairlington Glen previously contracted with NV Roofing to install new, prefinished aluminum screens, over these abandoned flue locations, at numerous locations. The first screen installation occurred in 2015 and included approximately 25 chimneys. The second screen installation occurred in late 2016 / early 2017 and included approximately 60 chimneys. As noted above, a new, "Chimneys" tab was added to the Asset Schedule Spreadsheet in 2018. All chimney screens are now identified individually in the table and all recent screen installation are shown in the table.

5.3.3.2. Condition: The condition varies depending upon the type of screening/cover and the date of installation; however, many of the screens are recently installed and in good condition.

5.3.3.3. Life Expectancy/Maintenance: The approximate life expectancy of the new, prefinished metal covers is **25 years**. The covers could last longer than this period but it is very likely that the finish will deteriorate and the screens may become unsightly as they approach the end of their useful life.

5.3.3.4. Replacement Cost: NV Roofing's cost to install the 25 new chimney screens in 2015 was approximately $4,100.00 or $164.00 per chimney. NV Roofing's cost to install the 60 new chimney screens in 2016/17 was $8,560.00 or around $143.00 per chimney. For the purposes of the 2023 CRS, the estimated unit replacement cost is around $165.00 per chimney for a total estimated replacement cost (all 154 chimneys) of **$25,000.00**.

5.4. FACADES

5.4.1. Brick/Stone Veneer

5.4.1.1. General: The facades of all buildings at the Glen are comprised primarily of brick masonry veneer or brick bearing walls. There are also a number of buildings with stone veneer.

5.4.1.2. Condition: It is important to note that the frequency and quantity of necessary masonry repairs varies significantly depending upon the quality of the brick, the mortar and the craftsmanship. As a general rule, masonry veneer will require comprehensive repointing within 50 years of installation. As noted earlier (see "Chimneys"), the Fairlington Story indicates that a significant amount of repointing work was performed at the time of conversion (approximately 45 years ago). During the previous study (2013), REI recommended that a comprehensive masonry survey be performed, prior to the first round of extensive repairs, to identify and prioritize the masonry repairs that will be required in the next 25 years. Subsequently, Bill Worsley spearheaded an effort to perform, in-house, a comprehensive survey of the stoops and facades. This effort provided good diagnostic information regarding the status of the brick masonry and this information was used to prioritize repairs to the masonry stoops. In conjunction with these repairs, numerous repairs to the brick facade have been performed based on the recommendations from the comprehensive survey.

5.4.1.2.1. Phase I Repairs: In the Spring of 2016, Glen representatives performed a comprehensive inspection of the brick veneer and masonry stoops and developed a revised prioritization schedule of repairs. This revised schedule was used, by REI, to develop drawings and specifications for a new phase of stoop restoration and masonry repairs in 2016. Subsequently, the work specified in this phase ("**PHASE I**" as referenced on plat) was completed over a period of almost two years (Jan 2017 - December 2018) by C.A. Lindman (Lindman). This project was delayed for several months due to permitting issues with Arlington County and poor management by the Contractor. Lindman performed wall repairs and lintel replacement under the Phase I contract; 180 bricks were replaced, 240 lineal feet of mortar were repointed, and 3 window lintels were replaced.

5.4.1.2.2. Phase II Repairs: The second phase ("**PHASE II**") of stoop repairs was completed in 2019 by KGS Contracting, Inc. KGS performed wall repairs and lintel replacement under the Phase II contract; 9,360 lineal feet of mortar at the stoops were repointed, 315 lineal feet of wall mortar were repointed, 86 bricks were replaced, and 2 window lintels were replaced.

5.4.1.2.3. Phase III Repairs: REI developed construction documents for additional repair/reconstruction work at the brick masonry stoops ("**PHASE III**") as well as extensive repairs to the brick/stone facades, early in 2022. Competitive bids were received in April of 2022 and the contract was awarded to the Culbertson Company later that same month. Once again, permitting issues with Arlington County delayed the onset of repairs but repair/reconstruction work was, ultimately, completed by Culbertson in the Spring of 2023.In 2022, Culbertson performed wall repairs and lintel replacement under the Phase III contract.

2,040 lineal feet of wall mortar was repointed, 1,130 bricks were replaced in the walls, 13 window lintels were replaced and 134 new control joints were installed in the walls.

5.4.1.3. Life Expectancy/Maintenance: For the purposes of the study, the recommended interval between masonry repair projects is **5 years**. Given that several repairs have been performed in conjunction with previous and ongoing masonry stoop repairs, we recommend incorporating the next round of masonry repairs in approximately 4 years. For the purposes of the 2023 CRS, these repairs are included in Calendar Year 2027.

5.4.1.4. Repair Cost: Based on the most recent repairs performed at the Glen and the overall condition of the brick, we have estimated the cost to perform repointing and miscellaneous facade repairs at the Glen to be around **$165,000.00 per cycle.**

5.4.2. Shutters

5.4.2.1. General: Inoperable vinyl shutters are installed throughout the property, generally on the front elevation.

5.4.2.2. Condition: The shutters were installed in 2005 and are in fair condition.

5.4.2.3. Life Expectancy/Maintenance: Life expectancy is estimated at **25 years** although, periodically, some shutters will need to be replaced. For the purposes of the study, replacement is scheduled in 2030.

5.4.2.4. Replacement Cost: The anticipated replacement cost for the shutters (in $2023) is approximately **$99,027.**

5.4.3. B-Unit Doors

5.4.3.1. General: The installation date of the existing front entry doors at the Apartment Style Units ("B-Units") is not known; however, based on appearance, the doors have been in place for some time.

5.4.3.2. Condition: Despite their age, the doors are in fair condition.

5.4.3.3. Life Expectancy/Maintenance: The doors should provide **five additional years** of service.

5.4.3.4. Replacement Cost: The anticipated unit replacement cost for the front doors is **$1,800 per door** assuming standard sized doors with standard hardware are installed. There are 23 B-Unit Buildings with one door in each common space. Consequently, the total estimated replacement cost is approximately **$42,000.00.**

5.4.3.4.1. Security Concerns: When the doors are replaced, the Board may wish to incorporate new electronic lock technology which would improve security and enable each resident to have an independent access code for the common access door.

5.4.4. B-Unit Windows

5.4.4.1. General: According to the "Fairlington Story", all of the original windows were replaced at conversion. Presumably, wood, double hung windows were installed at that time given that there are still many wood windows remaining, including the common area, B-unit windows. Based on the information provided by the Glen, only one of these windows has been replaced

since the previous study (in 2015 by Sunshing Contracting). As is the case with the numerous non-common element window replacements, when windows are replaced, the original wood sashes area removed and new vinyl framed, replacement windows within the frame of the original wood windows. Then, new trim is installed to cover the transition between the new frames and the masonry openings.

5.4.4.2. Condition: As noted in the previous studies, most of the existing windows are original (conversion-era). In general, the windows are in fair to poor condition and should be replaced.

5.4.4.3. Life Expectancy/Maintenance: The windows estimated useful life has been approximated at 55 years. Therefore, the windows are nearing the end of their useful life and should be replaced as soon as funds are available. For the purposes of the 2023 CRS, the life expectancy is set at **5 years** with replacement anticipated in 2028.

5.4.4.4. Replacement Cost: The previously anticipated (per 2013 study) unit replacement cost for the windows was $500 per window but that cost assumed that all windows were replaced concurrently with a standard, vinyl framed replacement window. The window that was replaced in 2015 was replaced at a cost of $695.00. For the purposes of the 2023 CRS; and, based on more recent cost information; and, assuming comprehensive replacement, the estimated unit replacement cost is **$758.00 per window**. There are 23 B-Unit Buildings with two windows in each common space. Consequently, the total estimated replacement cost is approximately **$35,000.00.**

5.5. ENTRANCES

5.5.1. Brick Masonry Stoops

5.5.1.1. General/History: All building front entrances at the Glen are accessed via brick masonry stoops (181 total) that are covered with small portico roofs (see "Front Porticos" below). The stoops are typically fabricated with brick placed over a concrete, concrete block and/or clay tile structural foundation. The "Fairlington Story" does not provide a detailed description of any remediation that was performed at the stoops; however, it is assumed that some reconstruction/repointing was performed given the extent of the renovations. In 2005, REI conducted a comprehensive survey of all brick masonry stoops and, subsequently, recommended reconstruction of 56 separate stoops (over 5 phases) throughout the property.

5.5.1.2. Preliminary Stoop Repairs: In 2006, the Glen embarked on the first phase of stoop reconstruction (13 total) which was performed by C.A. Lindman. Subsequent to the 2006 project, the Glen elected not to proceed with the remaining four phases due to changing reserve priorities.

5.5.1.3. Phase I Repairs: See Section 5.4.1.2.1 for background of Phase I Repairs. Lindman replaced twenty-six stoops under the Phase I Repairs contract.

5.5.1.4. Phase II Repairs: See Section 5.4.1.2.2 for background of the Phase II Repairs. During the design of PHASE II repairs, Fairlington again revised the stoop condition survey to reflect work performed and the next phase of construction. This revised survey was used to develop the new "Stoops" tab in the 2018 CRS Asset Schedule as detailed in the 2018 CRS. Nine stoops were replaced under this contract.

5.5.1.5. Phase III Repairs: See Section 5.4.1.2.3 for background of the Phase III Repairs. In the Spring of 2023, Culbertson replaced five stoops and also performed maintenance on numerous other stoops including almost 4,000 lineal feet of repointing and 115 brick replacements.

5.5.1.6. Condition: The brick masonry stoops are in varied condition as delineated on the referenced table and as catalogued in previous reports. While most of the stoops that were in severe need of repair have been replaced/reconstructed, there will still be a need to reconstruct some additional stoops; and, perform periodic repairs/repointing to meet life expectancy projections.

5.5.1.7. Life Expectancy/Maintenance: As noted on the "Stoops" tab, the "Anticipated Life Expectancy of a New Stoop". This number is modified in the table based on maintenance that has been previously performed or that is pending.

5.5.1.8. Replacement Cost: As detailed on the "Stoops" tab, REI has calculated the unit cost for each phase of stoop reconstruction dating back to 2006. Each of these unit costs were then adjusted for inflation. Finally, these unit costs were averaged to determine a "Composite Unit Cost" of **$200.00 per square foot**. Based on this unit cost, the total estimated replacement cost of all stoops is approximately **$1,585,000.00**

5.5.2. Front Porticos

5.5.2.1. General: All entry stoops are covered with decorative porticos that extend approximately 4 to 5 feet away from the building depending upon the number of units per entrance. Based on old photographs and information in the "Fairlington Story", the porticos are original (1943). The porticos are wood framed structures that are anchored to the facade and, in most cases, supported by two decorative columns that are supported at the corners of the stoops. The decorative columns may have been added at the time of conversion. The columns at B-Unit entrances are typically brick masonry. The roofs of the porticos are configured in gable, hip and shed roof configurations and are all covered with slate roofing (note that the roofing of the porticos is considered part of the adjacent main roof section and is not considered a separate roofing element). The framing of the porticos is covered in decorative and semi-ornate wood trim (fascia, soffit, frieze, cornice molding, etc.), in a manner similar to the trim at the eave of the main roof.

5.5.2.2. Condition: The condition of the exterior trim varies considerably. The trim at the porticos is repaired and painted every four years. This constant maintenance has extended the life of the porticos. As a rule, the porticos are in fair condition. The original trim does exhibit isolated deterioration throughout the complex.

5.5.2.3. Life Expectancy/Maintenance: The life expectancy of the existing porticos and associated trim is difficult to estimate. Presuming that aggressive maintenance/painting is maintained, the porticos should provide **20 years** of additional service. At some point, when ongoing maintenance costs are prohibitive, it would be wise to implement a phased replacement plan wherein, individual groups of porticos (perhaps on a court-by-court basis) are renovated entirely. This renovation would entail removal of the existing trim and decorative columns in their entirety and installation of new cellular PVC trim (AZEK or equivalent) and new synthetic, decorative columns. These materials would not require constant repainting/maintenance and would be rot resistant.

5.5.2.4. Replacement Cost: In 2018, to determine the estimated replacement cost of the porticos, we contacted Steven Kolas (president of Kolas) to discuss potential costs. Kolas provided estimated pricing to refurbish the porticos including: removal of existing wood trim, gutters and downspouts; installation of new PVC trim and decorative columns, installation of new gutters and downspouts; and, removal and reinstallation of existing light fixtures. Kolas provided pricing for four different styles of porticos:

5.5.2.4.1. **Style A:** This is the cantilevered style portico located at single entrances, typically on the side of end units. The previous (2018) estimated unit cost to renovate a Style A portico was $4,500.00 which has been adjusted for inflation to **$5,460.00**.

5.5.2.4.2. **Style B**: This is the standard, shed roof, double entrance portico with turned, 4 x 4 wood columns at the corners. The previous (2018) estimated unit cost to

renovate a Style B portico was $5,225.00 which has been adjusted for inflation to **$6,340.00.**

5.5.2.4.3. **Style C**: This is the standard, single entrance canopy at apartment style buildings with brick masonry piers instead of columns. The previous (2018) estimated unit cost to renovate a Style C Portico was $5,400.00 which has been adjusted for inflation to **$6,550.00**.

5.5.2.4.4. **Style D**: This is the standard, gable/hip entrance canopy at double entrances with larger, tapered columns at the corners. The previous (2018) estimated unit cost to renovate a Style D Portico was $6,200.00 which has been adjusted for inflation to **$7,520.00**.

There are a total of 108 entrance porticos at the property and the total estimated refurbishment/replacement cost is **$1,180,000.00**.

5.5.3. Rear Canopies

5.5.3.1. General: All rear entrances are covered with small canopies that extend approximately 3 feet away from the building. Based on old photographs and information in the "Fairlington Story", the rear canopies are original (1943). The canopies are wood framed structures that are anchored to the facade. The roofs of the canopies are configured in a shed roof configuration and are all covered with slate roofing (note that the roofing of the canopies is considered part of the adjacent main roof section and is not considered a separate roofing element). The framing of the porticos is considerably less ornate than the front porticos and is typically covered in simple wood trim (fascia, soffit, rake molding, etc.).

5.5.3.2. Recent Repairs: Isolated repairs to the decorative trim were performed at the porticos, by Kolas Contracting, Inc. (Kolas), in 2016. To our knowledge, no additional canopy repairs have been performed after the 2018 CRS.

5.5.3.3. Condition: The condition of the exterior trim varies considerably. The trim at the canopies is repaired and painted every four years. This constant maintenance has extended the life of the canopies. As a rule, the canopies are in fair condition. The original trim does exhibit isolated deterioration throughout the complex and at least 3 canopies have recently been rebuilt as detailed above.

5.5.3.4. Life Expectancy/Maintenance: In the 2018 CRS, REI estimated the life expectancy of the canopy structure at 85 years. Consequently, based on this number, community wide replacement was anticipated in 2028 with the life expectancy grouped by Court and varying between 80 and 90 years (85 years ±5 years) to provide for annual replacement work, by Court, starting in 2023. However, given the limited recent repairs at the rear canopies, the life expectancy has been **adjusted to 95 years ±5 years**.

5.5.3.5. Replacement Cost: The previously estimated unit cost ($2018) to reframe and reconstruct a rear entrance canopy was $1,200.00. Adjusting for inflation since 2018, the estimated unit cost, in $2023, is **$1,460.00 per canopy**. Again, note that this unit cost is based on

performing several canopies under the same project. If canopies are replaced on an individual basis, unit pricing would be around $2,000.00 each. There are 306 rear entrance canopies at the property. Consequently, the total estimated replacement cost (in $2023) is **$446,760.00**.

5.6. BATH HOUSE/MAINTENANCE BUILDING EXTERIOR

5.6.1. General: In 2009, extensive renovations were performed at the Bath House + Maintenance Building/Office. Originally, the Bath House (restrooms for pool use) and the maintenance office were two separate structures that were separated by a decorative pergola. The design for the renovations (prepared by Q-Design, PLC) included demolition of the pergola and installation of a new structure connecting the two separate structures. The new space incorporates a large, maintenance storage and workroom, maintenance office, pool equipment rooms, storage closets, restrooms, lifeguard staging area, equipment storage, etc. The new structure was designed with similar architectural features as the existing structure; most notably, slate roofing and split-faced, Concrete Masonry Unit (CMU) walls.

5.6.2. Condition: The structure/facade/roof of the building are still in good condition.

5.6.3. Life Expectancy/Maintenance: It is anticipated that periodic maintenance will need to be performed to the exteriors of the Bath House / Maintenance Building including but not limited to: door/window replacement, power washing, slate repairs, trim replacement, etc. For the purposes of the 2023 CRS, we have not attempted to capture these costs as part of reserve funding; rather, these costs should be paid out, on an as needed basis, from allocated maintenance funding. The life expectancy of the structure itself is difficult to estimate, but for the purposes of the 2023 CRS, is set at **50 years**, at which time significant renovations are forecast.

5.6.4. Replacement Cost: The Glen spent approximately $540,000 for the renovation project (both interior and exterior work) in 2009 which included significant expenditures for design and engineering costs. Future renovations are not expected to be as extensive as the 2009 work ;therefore, the estimated replacement/renovation cost is **$250,000.00**.

6. BUILDING INTERIORS & SERVICES

6.1. INTERIORS

6.1.1. B-Unit Finishes

6.1.1.1. General: The existing finishes (carpeting, paint, etc.) in the common lobbies of the B-Units were replaced in 2019 at a cost of **$113,520.82** or approximately **$4,935.00 per building**.

6.1.1.2. Condition: The carpeting and paint is in good condition.

6.1.1.3. Life Expectancy/Maintenance: The life expectancy for the interior finishes is estimated at **10 to 12 years**; therefore, replacement is anticipated in 2030.

6.1.1.4. Replacement Cost: The anticipated replacement cost (in $2023) is based on the original replacement cost adjusted for inflation since 2019 or approximately **$132,000.00**.

6.1.2. B-Unit Mailboxes

6.1.2.1. General: The B-Unit mailboxes were replaced in 2011, at a cost of around $10,000.00.

6.1.2.2. Condition: Excellent.

6.1.2.3. Life Expectancy/Maintenance: The life expectancy of the mailboxes is approximately **35 years.**

6.1.2.4. Replacement Cost: The anticipated replacement cost (in $2023) is based on the original replacement cost adjusted for inflation since 2011 or approximately **$14,000.00**.

6.1.3. Management & Maintenance Offices (Interiors)

6.1.3.1. General: See Paragraph 5.6.1 for additional information regarding the exterior of the Maintenance Building. As previously noted, the Maintenance Office, including the maintenance building, pump/equipment room, storage areas, restrooms, etc., immediately adjacent to the pool, underwent an extensive renovation in 2009 at a total cost of around $450,000.00.

6.1.3.2. Condition: The interior of the building is still in good condition. In addition, when the renovation of the building was performed in 2009, numerous updates were performed including installation of new fixtures, new showers, new toilets, benches, etc; and, the facilities were updated to comply with ADA requirements. The interior of the changing rooms is industrial with exposed, painted concrete masonry walls and wood framed roof and stainless steel bathroom stall dividers.

6.1.3.3. Life Expectancy/Maintenance: This facility will require significant maintenance through the years due to its function; however, complete refurbishment (in a manner similar to the 2009 project) is not anticipated for many years. For the purposes of the 2023 CRS, the life expectancy is listed at **50 years**.

6.1.3.4. Replacement Cost: The anticipated replacement/renovation cost (in $2023) is estimated at **$80,000.00.**

6.2. TOOLS/EQUIPMENT

6.2.1. B-Unit Carpet Cleaner

6.2.1.1. General: The Association purchased a self contained, commercial style carpet cleaning unit, manufactured by Tennant® in 2011 at a cost of $2,333.00.

6.2.1.2. Condition: According to Nelson and Maria (on site maintenance staff), the carpet cleaner is still operating well.

6.2.1.3. Life Expectancy/Maintenance: Previously (2013 Study) we had projected the life expectancy of this unit at 8 years; therefore, replacement was previously projected to occur in 2019. Based on the current operating condition of the carpet cleaner, the life expectancy has been revised to **15 years**.

6.2.1.4. Replacement Cost: Tennant makes a wide variety of carpet cleaning machines with significant variation in pricing. For the purposes of the 2023 CRS, the replacement cost is estimated at **$4,800.00**.

6.2.2. Tractor & Accessories

6.2.2.1. General: The Association purchased a John Deere 100 Series Lawn Tractor and Plow in December of 2022 for $5,493.00.

6.2.2.2. Condition: The tractor is in excellent condition.

6.2.2.3. Life Expectancy/Maintenance: The tractor should have a useful life of approximately 15 years and, with proper maintenance and repair, possibly 20 years.

6.2.2.4. Replacement Cost: When the tractor is replaced, the new tractor and accessories is purchased, the estimated replacement cost in 2023$ is **$6,200.00**.

6.2.3. Snow Blower

6.2.3.1. General: The Association purchased a snow blower (Toro Powermax 1028) in 2010 at a cost of $1,840.00.

6.2.3.2. Condition: Nelson and Maria indicated that the snow blower is still operating well and is in good condition. The tractor (see above) has a plow attachment for snow removal.

6.2.3.3. Life Expectancy/Maintenance: The life expectancy of the snow blower is estimated at **20 years** with replacement occurring in 2030.

6.2.3.4. Replacement Cost: The estimated replacement cost is **$1,700.00** based on current pricing for this same model at Home Depot.

6.2.4. Pipe Inspection Camera and Locator

6.2.4.1. General: The Association purchased a new recording, pipe inspection camera (Fiberscope Viper ADV) in 2015 at an approximate cost of $2,500.00. This camera is used periodically to perform inspections of sewer lines to determine if deficiencies are present. The association purchased an above ground locator (Tracker II by UEMSI) in or around 2006 when the sanitary sewer survey was performed. Nelson indicated that he has not used this equipment in some time but it appears to be operating correctly.

6.2.4.2. Condition: The camera is in good operating condition after a repair performed in 2020. Maintenance should be performed in accordance with the manufacturer's recommendations and repaired as necessary.

6.2.4.3. Life Expectancy/Maintenance: **15 years** (2035).

6.2.4.4. Replacement Cost: The estimated replacement cost of the camera and locator is **$4,000.00**.

6.2.5. Pool/Maintenance Building HVAC

6.2.5.1. General: The Heating, Ventilating and Air Conditioning System (HVAC) at the Swimming Pool / Maintenance Building was added in the 2018 CRS. A new system was installed by Dwyer Plumbing in the Fall of 2016. This system is a depreciable asset and reserves should be allocated for replacement. The installed system was manufactured by Lennox and marketed under the trade name "Magic-Pak". The system is still under the manufacturer's five year warranty.

6.2.5.2. Condition: We do not have the expertise to assess the condition of the HVAC system but, presumably, the system is still in good operating condition given its age.

6.2.5.3. Life Expectancy/Maintenance: Periodic, annual maintenance should be performed as would be performed on any HVAC system. Costs for maintenance should be allocated from existing annual maintenance funding. The life expectancy of a properly maintained, residential-style HVAC system is approximately 12 to 15 years. In many instances, the furnace portion of the unit will outlast the air conditioning components and may provide 20+years of service. For the purposes of the 2023 CRS the life expectancy of the HVAC system is set at **15 years**; therefore, replacement is anticipated in 2031.

6.2.5.4. Replacement Cost: The cost to install the system in 2016 was $5,190.00. Consequently, the estimated cost to replace the existing system (in $2023) is estimated at **$7,500.00**.

6.2.6. Additional/Miscellaneous Equipment

6.2.6.1. General: In addition to the equipment listed individually in this section, there is a variety of equipment, tools, etc. that are used by Nelson and Maria. This equipment includes but is not limited to: personal computer, sewer and drain cleaner/snake, refrigerator, leaf blowers (2), ladders, etc. For the purposes of the 2023 CRS, this equipment has NOT been included as a reserve asset; however, the Association may wish to incorporate additional equipment in future studies. The estimated value of the miscellaneous equipment is $**7,000.00**.

6.3. SERVICES

6.3.1. Replacement Reserve Study

6.3.1.1. General: Per the request of the Board, costs to perform the reserve study are also included given that a study must be performed every five years and that the costs to perform/update the study are significant.

6.3.1.2. Estimated Cost: The estimated cost to perform a reserve study update, in 2023$ is $20,000.

Appendix A

Fairlington Glen Condominium
2018 Replacement Reserve Study

SUMMARY TABLE

Full Funding Analysis of Replacement Reserves

Appendix A - Full-Funding Analysis of Replacement Reserves
Summary Table

Section	Component	Year Last Replaced if Known	Historical Cost If Available	Replacement Cost Estimated in 2003 Study	Replacement Cost Estimated in 2008 Study	Replacement Cost Estimated in 2012 Update	Replacement Cost Estimated in 2018 Update	Remaining Useful Life Estimated in 2023	2023 Estimates for the Current Year (2023) Useful Life	Remaining Useful Life	Percent Depreciated	Estimated Replacement Cost (2023)	Fully Funded Balance	Annual Depreciation Cost
1.0	**Hardscape**													
1.1	**Asphalt Pavement**													
1.1.1	Replace asphalt in parking lots					$ 1,165,135	$ 980,000	0	30	18	41%	$1,209,000	$491,000	$40,304
1.1.2	Maintain asphalt in parking lots annually					$ 18,081	$ 6,305	1	1	1	0%	$5,853	$5,853	$5,853
1.2	**Concrete**													
1.2.2	Curb and Gutter Replacement (see "Curb/Gutter" tab)			$ -	$ -	$ 202,676	$ 214,000	0	30	18	41%	$275,000	$113,000	$9,179
1.2.3	Concrete Alleys			$ -	$ -	$ -	$ 66,000	0	50	0	100%	$89,986	$89,986	$1,800
2.0	**Utilities**													
2.1	**Sanitary Sewers (see "Sewers" Tab)**													
2.1.1	Relining - Terra Cotta (outside building footprint)			$ -	n/a	$ 1,117,976	$ 884,949	30	50	30	41%	$1,144,671	$467,226	$25,923
2.1.2	Relining/Replacement - Cast Iron (inside footprint)			$ -	n/a	n/a	$ 304,720	21	93	21	59%	$353,331	$207,343	$0
2.1.3	Sewer cleanouts			n/a	n/a	$ 187,961	$ 187,961	27	75	27	64%	$254,751	$162,738	$3,397
2.1.4	Sewer manholes			n/a	n/a	n/a	$ 55,800	30	100	30	70%	$55,800	$39,060	$558
2.1.5	Relining - PVC Laterals (inside footprint)			n/a	n/a	n/a	n/a	30	100	48	52%	$855,400	$444,808	$8,554
2.2	**Storm Drainage (see "Storm" Tab)**													
2.2.1	Storm drain piping			n/a	$ 290,500	$ 312,215	$ 166,490	35	63	45	29%	$468,395	$134,137	$7,439
2.2.2	Storm drainage structures			n/a	n/a	n/a	$ 71,731	18	55	16	71%	$103,875	$73,839	$1,882
2.3	**Water Lines (see "Water" Tab)**													
2.3.1	Water supply piping			n/a	n/a	n/a	$ 910,700	25	70	20	71%	$4,040	$2,886	$58
2.4	**Electrical Power Lines (see "Power Lines" Tab)**													
2.4.1	Electrical Service Lines			n/a	n/a	n/a	n/a	25	75	25	67%	$1,115,850	$743,900	$14,878
3.0	**Miscellaneous Site Features**													
3.1	**Signage**													
3.1.1	Replace Site Signage	2017	$ 19,400	$ 6,400	$ 10,000	$ 10,748	$ 19,400	20	20	14	30%	$23,500.00	$7,050	$1,175
3.2	**Fencing (see "Fencing" Tab for lineal footage of fencing with unit cost information)**													
3.2.1	Replace Treated Wood Patio Fencing	1997	$ 236,000	$ 247,500		$ 306,510	$ 427,744	3	29	3	90%	$534,288	$479,016	$18,424
3.2.2	Replace Split-Rail Fence at Ct. 4	2010	$ 4,024			$ 4,208	$ 8,257	17	30	17	43%	$10,314	$4,469	$344
3.2.3	Perimeter Fence	1975	$ 10,000	$ 5,000	$ 35,000	$ 37,616	$ 69,868	2	50	2	96%	$84,729	$81,340	$1,695
3.2.4	Replace Pool Perimeter Fence	2003	$ 32,200	$ 32,200		$ 39,877	$ 43,551	10	30	10	67%	$51,830	$34,553	$1,728
3.2.5	Replace Pool Tennis Court Fence	2003		$ 24,400	$ 15,000	$ 16,121	$ 14,820	10	30	10	67%	$17,973	$11,982	$599
3.2.6	Replace Triple Tennis Court Fence	2011	$ 20,750		$ 23,000	$ 21,373	$ 22,231	18	30	18	40%	$26,959	$10,784	$899
3.2.7	Replace Pickle Ball Court Fence	2018	$ 7,538		$ 5,000	$ 5,374	$ 8,257	25	30	25	17%	$10,013	$1,669	$334
3.2.8	Replace Short Basketball Court Fence	2011	$ 1,100	$ 1,100	$ 1,100	$ 1,362	$ 1,397	18	30	18	40%	$1,745	$698	$58
3.3	**Handrails (see "Fencing" Tab for takeoff)**													
3.3.1	Replace Wrought Iron Handrails	1945		n/a	n/a	n/a	$ 9,527	2	80	2	98%	$11,901	$11,603	$149
3.4	**Exterior Lighting (see "Outdoor Lighting" tab)**													
3.4.1	Replace Carriage Lt Fixtures	2023	$ 45,779					20	20	20	0%	$43,200	$0	$2,160
3.4.1	Replace Carriage Lt Photocells	2023	$ 3,600					10	10	10	0%	$3,600	$0	$360
3.4.1	Replace Carriage Lt Poles	1973		$ 20,000	$ 104,000	$ 111,774	$ 106,320	5	55	5	91%	$39,360	$35,782	$716
3.4.1	Replace Carriage Lt Pole Mountings	1973					$ 106,320	5	55	5	91%	$20,160	$18,327	$367
3.4.2	Replace Carriage Light Circuits/Conduit	1973					$ 115,313	5	55	5	91%	$115,313	$104,830	$2,097
3.4.3	Replace Pole Lights at Swimming Pool	2023	$ 24,724	n/a	n/a	n/a	$ 10,400	50	50	50	0%	$25,350	$0	$507
3.4.4	Replace Ceiling Fixtures at Entry to B-Units	2000		n/a	n/a	n/a	$ 3,450	2	25	2	92%	$3,450	$3,174	$138

Appendix A - Full-Funding Analysis of Replacement Reserves
Summary Table

Section	Component	Year Last Replaced if Known	Historical Cost If Available	Replacement Cost Estimated in 2003 Study	Replacement Cost Estimated in 2008 Study	Replacement Cost Estimated in 2012 Update	Replacement Cost Estimated in 2018 Update	Remaining Useful Life Estimated in 2023	2023 Estimates for the Current Year (2023) Useful Life	Remaining Useful Life	Percent Depreciated	Estimated Replacement Cost (2023)	Fully Funded Balance	Annual Depreciation Cost
4.0	**Recreational Features**													
4.1	**Swimming Pool (see "Pools Revised" Tab)**													
4.1.1	**Main Swimming Pool**													
4.1.1.1	Whitecoat "Plaster"	2023					$ 13,800	7	7	7	0%	$24,218	$0	$3,460
4.1.1.2	Coping Stone	1997				$ 14,900	$ 19,500	4	30	4	87%	$19,500	$16,900	$650
4.1.1.3	Perimeter Tile	2015					$ 11,300	6	14	6	57%	$11,300	$6,460	$810
4.1.1.4	Transition Tile	2023					$ 2,700	14	14	14	0%	$3,900	$0	$280
4.1.1.5	Main Pool Cover	2017					$ 9,100	12	18	12	33%	$9,100	$3,030	$510
4.1.1.6	Main Pool Beam/Structure Repair	2009					$ 25,000	6	20	6	70%	$25,000	$17,500	$1,250
4.1.1.7	Main Pool Structure Replacement	1974				$ 560,000	$ 250,000	11	60	11	82%	$250,000	$204,170	$4,170
4.1.2	**Main Swimming Pool Equipment**													
4.1.2.1	Main Pool Skimmers	2009					$ 13,500	4	18	4	78%	$13,500	$10,500	$750
4.1.2.2	Main Pool Filters (Cartridge Style)	2009					$ 12,800	-2	12	-2	117%	$12,800	$14,930	$1,070
4.1.2.3	Main Pool Pump (Heavy Duty-Brass)	2009					$ 10,000	11	25	11	56%	$10,000	$5,600	$400
4.1.2.4	ADA Compliant Lift	2023					$ 10,000	15	15	15	0%	$8,600	$0	$570
4.1.3	**Wading "Baby" Pool**													
4.1.3.1	Whitecoat "Plaster"	2023					$ 3,700	7	7	7	0%	$3,914	$0	$560
4.1.3.2	Coping Stone	2014					$ 5,000	21	30	21	30%	$5,000	$1,500	$170
4.1.3.3	Perimeter Tile	2014					$ 3,100	6	15	6	60%	$3,100	$1,860	$210
4.1.3.4	Baby Pool Cover	2017					$ 1,300	12	18	12	33%	$1,300	$430	$70
4.1.4	**Wading "Baby" Pool Equipment**													
4.1.4.1	Wading Pool Skimmers	2009					$ 1,500	6	20	6	70%	$1,500	$1,050	$80
4.1.4.2	Wading Pool Filter (Cartridge Style)	2009					$ 2,500	1	15	1	93%	$2,500	$2,330	$170
4.1.1.3	Wading Pool Pump (Plastic)	2009					$ 1,500	1	15	1	93%	$1,500	$1,400	$100
4.1.5	**Pool Deck**													
4.1.5.1	Repair Pool Deck (7.5%)	2017				$ 2,308	$ 15,500	-1	5	-1	120%	$15,500	$18,600	$3,100
4.1.5.2	Replace Pool Deck	1974				$ 65,367	$ 93,700	11	60	11	82%	$93,700	$76,520	$1,560
4.1.6	**Pool Accessories/Furniture**													
4.1.6.1	Replace Lifeguard Chairs	2006				$ 6,880	$ 5,000	3	20	3	85%	$5,000	$4,250	$250
4.1.6.2	Replace Large Canvas Awning	2005				$ 3,083	$ 4,500	2	20	2	90%	$4,500	$4,050	$230
4.1.6.3	Replace Small Canvas Awning	2010				$ 3,237	$ 3,500	7	20	7	65%	$3,500	$2,280	$180
4.1.6.4	Replace Pool Furniture	2017				$ -	$ 10,000	2	8	2	75%	$10,000	$7,500	$1,250
4.1.6.5	Replace Dri-Dek Matting @Bathhouse	2015				$ -	$ 1,900	2	10	2	80%	$1,900	$1,520	$190
4.2	**Courts**													
4.2.1	Reapply Color Coat At Pool Tennis Court	2006	$ 12,620	$ 8,000	$ 13,500	$ 14,509	$ 10,000	3	5	-2	140%	$10,000	$14,000	$2,000
4.2.2	Renovate/Reconstruct Pool Tennis Court	2021	$ 51,330	$ 20,000	$ 22,000	$ 42,905	$ 42,905	13	15	8	47%	$58,761	$27,422	$3,917
4.2.3	Reapply Color Coat At Triple Tennis Courts	2021	$ 25,280	$ 10,000	$ 19,250	$ 19,827	$ 20,422	4	5	-1	120%	$28,940	$34,728	$5,788
4.2.4	Renovate/Reconstruct Triple Tennis Courts	2011	$ 97,366	$ 45,000	$ 50,250	$ 100,287	$ 100,287	18	20	13	35%	$134,597	$47,109	$6,730
4.2.5	Reapply Color Coat at Basketball Court	2019	$ 3,982	$ 6,000	$ 4,350	$ 4,675	$ 4,815	4	5	-1	120%	$5,449	$6,538	$1,090
4.2.6	Renovate/Reconstuct Basketball Court	2019	$ 31,726	$ 15,000	$ 16,600	$ 16,600	$ 30,000	5	20	0	100%	$36,977	$36,977	$1,849
4.2.7	Reapply Color Coat At Pickleball Court	2022	$ 5,865				$ 10,000	2	5	-3	160%	$6,632	$10,611	$1,326
4.2.8	Renovate/Reconstruct Pickleball Court		$ 12,000				$ 12,360	2	20	-3	115%	$16,589	$19,077	$829
4.3	**Tot Lot**													
4.3.1	Replace Tot Lot Playground Equipment	2014	$ 46,000	$ 15,000	$ 35,000	$ 40,138	$ 47,700	31	35	31	11%	$59,100	$6,754	$1,689
4.3.2	Replace Tot Lot 6 x 6 Borders	2014	$ 7,000				$ 7,300	6	15	6	60%	$9,000	$5,400	$600
4.3.3	Replenish Tot Lot Pea Gravel	2022	$ 5,400				$ 3,700	4	4	4	0%	$6,100	$0	$1,525

Appendix A - Full-Funding Analysis of Replacement Reserves
Summary Table

Section	Component	Year Last Replaced if Known	Historical Cost If Available	Replacement Cost Estimated in 2003 Study	Replacement Cost Estimated in 2008 Study	Replacement Cost Estimated in 2012 Update	Replacement Cost Estimated in 2018 Update	Remaining Useful Life Estimated in 2023	2023 Estimates for the Current Year (2023) Useful Life	Remaining Useful Life	Percent Depreciated	Estimated Replacement Cost (2023)	Fully Funded Balance	Annual Depreciation Cost
5.0	**Building Exteriors**													
5.1	**Roofs (see "Roofing" tab)**													
5.1.1	Slate Roofing Systems			$ 4,207,400		$ 6,342,441	$ 7,067,224	60	101	55	40%	$8,570,440	$3,456,473	$85,117
5.2	**Dormers (see "Dormers" tab)**													
5.2.1	Gable Dormers						$ 249,400	30	100	51	49%	$302,448	$149,448	$3,024
5.3	**Chimneys (see "Chimneys" tab)**													
5.3.1	Chimney Brick Masonry Maint./Repointing			$ 197,184		$ 244,198	$ 155,168	2	75	2	97%	$188,173	$183,155	$2,509
5.3.2	Chimney Caps (Copper)	1997					$ 237,920	17	50	24	52%	$287,720	$149,614	$5,754
5.3.3	Chimney Screens						$ 25,000	20	25	15	40%	$25,000	$10,000	$1,000
5.4	**Façade**													
5.4.1	Masonry Veneer Maintenance/Repointing			$ 197,184		$ 244,198	$ 150,000	5	5	5	0%	$150,000	$0	$30,000
5.4.2	Replace Shutters			$ 60,000		$ 74,306	$ 74,306	12	25	12	52%	$99,027	$51,494	$3,961
5.4.3	Replace B-Unit Doors (see "B-Units" Tab)	1973		$ 5,000	$ 33,350	$ 35,843	$ 34,500	5	55	5	91%	$41,838	$38,035	$761
5.4.4	Replace B-Unit Common Windows (see "B-Unit	1973			$ 11,500	$ 12,360	$ 28,750	2	55	5	91%	$34,865	$31,696	$634
5.5	**Entrances**													
5.5.1	Masonry Stoops (see "Stoops" Tab)					$ 688,966	$ 1,464,290	20	80	34	57%	$1,585,240	$901,879	$19,816
5.5.2	Porticos at Main Entrances (see "Porticos" Tab)						$ 975,100	0	99	19	81%	$1,180,000	$956,578	$11,957
5.5.3	Canopies at Rear Entrances (see "Rear Canopies")						$ 367,200	0	50	-5	110%	$446,760	$491,436	$8,935
5.6	**Bath House / Maintenance Building**													
5.6.1	Exterior Building Renovation						$ 250,000	41	95	16	83%	$250,000	$207,829	$2,638
6.0	**Building Interiors & Services**													
6.1	**Interiors**													
6.1.1	Replace B-Unit Interior Finishes	2019	$ 113,521	$ 50,000		$ 57,592	$ 57,592	7	11	7	36%	$132,309	$48,112	$12,028
6.1.2	Replace B-Unit Mailboxes (see "B-Units" Tab)	2011	$ 9,959			$ 10,258	$ 11,500	23	35	23	34%	$13,946	$4,782	$398
6.1.3	Refurbish Maintenance Office & Bathhouses	2009	$ 446,909	$ 12,500		$ 479,836	$ 80,000	36	50	36	28%	$80,000	$22,400	$1,600
6.2	**Tools/Equipment**													
6.2.1	Replace B-unit Carpet Cleaner	2011	$ 2,333			$ 2,403	$ 2,500	3	15	3	80%	$4,800	$3,840	$320
6.2.2	Replace Tractor + Accessories	2022	$ 5,493	$ 7,500	$ 2,000	$ 2,150	$ 5,000	19	20	19	5%	$6,211	$311	$311
6.2.3	Replace Snow Blower	2010	$ 1,840				$ 1,700	7	20	7	65%	$1,700	$1,105	$85
6.2.4	Replace Pipe Camera & Locator	2015	$ 10,000			$ 10,000	$ 4,000	12	20	12	40%	$4,000	$1,600	$200
6.2.5	Replace Pool/Maintenance HVAC	2016	$ 5,190			$ -	$ 5,500	8	15	8	47%	$7,500	$3,500	$500
6.2.6	Replace Miscellaneous Equipment	2020				$ -	$ 7,000	7	10	7	30%	$7,000	$2,100	$700
6.3	**Services**													
6.2.1	Replacement Reserve Study	2018	$ 10,000			$ 16,000	$ 10,000	5	5	0	100%	$20,000	$20,000	$4,000
	Total Funded Components											**$21,277,089**	**$11,101,834**	**$392,003**
	Full-Funding Percentage													

Appendix A1.1A - Supporting Estimate for Parking Lot Full Funding Amount - Pavement Repair History

			2011 REPAIRS (NVM)				2014REPAIRS (NVM)				2018 RECONST. (PRO-PAVE)		2021 RECONSTRUCTION (PRO-PAVE)				2023 RECONST. (PRO-PAVE)	
Court	**Area (sq ft)**	**Curb & Gutter (LF)**	Sealcoat (Y/N)	Sealcoat Approx. Cost	Overlay (Y/N)	Overlay Approx. Cost	Sealcoat (Y/N)	Sealcoat Approx. Cost	Overlay (Y/N)	Overlay Cost	Court Reconst.	Court Reconst. Cost	Court Reconst.	Court Reconst. Cost	Sealcoat (Y/N)	Sealcoat Cost	Court Reconst.	Court Reconst. Cost
1	8325	412	YES	$ 930.00	NO	$ -	YES	$ 1,140.00	NO	$ -	NO	$ -	NO	$ -	NO	$ -	YES	$ 99,760.00
2	7600	402	YES	$ 840.00	NO	$ -	NO	$ -	NO	$ -	NO	$ -	NO	$ -	NO	$ -	YES	$ 91,950.00
3	8400	405	YES	$ 930.00	NO	$ -	NO	$ -	NO	$ -	NO	$ -	NO	$ -	YES	$ 1,190.00	NO	$ -
4	9170	497	YES	$ 1,020.00	NO	$ -	NO	$ -	NO	$ -	NO	$ -	NO	$ -	NO	$ -	NO	$ -
5	6150	360	YES	$ 680.00	NO	$ -	YES	$ 840.00	NO	$ -	NO	$ -	YES	$ 69,130.00	NO	$ -	NO	$ -
6	8250	413	YES	$ 920.00	NO	$ -	NO	$ -	YES	$ 11,600.00	NO	$ -	NO	$ -	NO	$ -	NO	$ -
7	7375	366	YES	$ 820.00	NO	$ -	YES	$ 1,010.00	NO	$ -	NO	$ -	NO	$ -	NO	$ -	NO	$ -
8	4850	320	YES	$ 540.00	NO	$ -	NO	$ -	NO	$ -	NO	$ -	NO	$ -	NO	$ -	NO	$ -
9	6800	382	YES	$ 760.00	NO	$ -	YES	$ 930.00	NO	$ -	NO	$ -	NO	$ -	NO	$ -	NO	$ -
10	7050	409	YES	$ 780.00	NO	$ -	YES	$ 960.00	NO	$ -	NO	$ -	YES	$ 79,120.00	NO	$ -	NO	$ -
11	8500	495	NO	$ -	YES	$ 11,310.00	NO	$ -	NO	$ -	NO	$ -	NO	$ -	NO	$ -	NO	$ -
12	7650	402	YES	$ 850.00	NO	$ -	YES	$ 1,050.00	NO	$ -	NO	$ -	NO	$ -	YES	$ 1,090.00	NO	$ -
13	7300	389	YES	$ 810.00	NO	$ -	NO	$ -	NO	$ -	NO	$ -	YES	$ 80,750.00	NO	$ -	NO	$ -
14	4900	497	NO	$ -	YES	$ 6,520.00	NO	$ -	NO	$ -	YES	$ 55,830.00	NO	$ -	NO	$ -	NO	$ -
15	9700	456	YES	$ 1,080.00	NO	$ -	YES	$ 1,330.00	NO	$ -	NO	$ -	NO	$ -	YES	$ 1,380.00	NO	$ -
16	4850	468	YES	$ 540.00	NO	$ -	YES	$ 660.00	NO	$ -	NO	$ -	NO	$ -	YES	$ 690.00	NO	$ -
Total	**116,870**																	

116,870 SF
12,986 SY

Appendix A1.1B - Supporting Estimate for Parking Lot Full Funding Amount (1.1b) - Pavement Condition Assessment

Court	Useful Life	Condition (2023)	Year to be Replaced	Remaining Useful Life	Percent Depreciated	Replacement/ Reconstruction Cost (CY)	Fully Funded Balance	Annual Depreciation Cost (CY)
1	30	New	2053	30	0%	$ 85,748	$ -	$ 2,858.00
2	30	New	2053	30	0%	$ 78,280	$ -	$ 2,609.00
3	30	Very Poor	2026	3	90%	$ 86,520	$ 77,868	$ 2,884.00
4	30	Above Average	2038	15	50%	$ 94,451	$ 47,226	$ 3,148.00
5	30	Excellent	2050	27	10%	$ 63,345	$ 6,335	$ 2,112.00
6	30	Above Average	2038	15	50%	$ 84,975	$ 42,488	$ 2,833.00
7	30	Above Average	2038	15	50%	$ 75,963	$ 37,981	$ 2,532.00
8	30	Average	2035	12	60%	$ 49,955	$ 29,973	$ 1,665.00
9	30	Good	2041	18	40%	$ 70,040	$ 28,016	$ 2,335.00
10	30	Excellent	2050	27	10%	$ 72,615	$ 7,262	$ 2,421.00
11	30	Above Average	2038	15	50%	$ 87,550	$ 43,775	$ 2,918.00
12	30	Below Average	2032	9	70%	$ 78,795	$ 55,157	$ 2,627.00
13	30	Excellent	2050	27	10%	$ 75,190	$ 7,519	$ 2,506.00
14	30	Very Good	2047	24	20%	$ 55,830	$ 11,166	$ 1,861.00
15	30	Poor	2029	6	80%	$ 99,910	$ 79,928	$ 3,330.00
16	30	Average	2035	12	60%	$ 49,955	$ 29,973	$ 1,665.00
				18	40.6%	**$ 1,209,000.00**	$ 491,000.00	$ 40,304.00

Appendix A1.2 - Supporting Estimate for Parking Lot - Maintenance/Replacement Schedule (1.1c)

Recommended Annual Asphalt Maintenance (all figures in 2023 dollars)

None	-No action for this period	Unit Costs	
Sealcoat	-Sealcoat (2 layers) entire Court	$ 0.19 /sf	None Courts/Years designated "None" and highlighted in Yellow correspond to years designated for reconstruction as delineated in Appendix A1.1
Overlay	-1 1/2" asphalt overlay	$ 1.50 /sf	
Replace*	-Replace pavement and curb & gutter;	$ 10.30 /sf	

Court	SF	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
1	8325	None	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None
		$ -	$ -	$ -	$ 1,581.75	$ -	$ -	$ 1,581.75	$ -	$ -	$ 1,581.75	$ -	$ -	$ 1,581.75	$ -	$ -	$ 1,581.75	$ -	$ -	$ 1,581.75	$ -	$ -
2	7600	None	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None
		$ -	$ -	$ -	$ 1,444.00	$ -	$ -	$ 1,444.00	$ -	$ -	$ 1,444.00	$ -	$ -	$ 1,444.00	$ -	$ -	$ 1,444.00	$ -	$ -	$ 1,444.00	$ -	$ -
3	8400	None	None	None	None	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None
		$ -	$ -	$ -	$ -	$ -	$ -	$ 1,596.00	$ -	$ -	$ 1,596.00	$ -	$ -	$ 1,596.00	$ -	$ -	$ 1,596.00	$ -	$ -	$ 1,596.00	$ -	$ -
4	9170	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	None	None	Sealcoat	None	None
		$ -	$ 1,742.30	$ -	$ -	$ 1,742.30	$ -	$ -	$ 1,742.30	$ -	$ -	$ 1,742.30	$ -	$ -	$ 1,742.30	$ -	$ -	$ -	$ -	$ 1,742.30	$ -	$ -
5	6150	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	None	Sealcoat	None	None	Sealcoat	None
		$ -	$ 1,168.50	$ -	$ -	$ 1,168.50	$ -	$ -	$ 1,168.50	$ -	$ -	$ 1,168.50	$ -	$ -	$ 1,168.50	$ -	$ -	$ -	$ 1,168.50	$ -	$ -	$ 1,168.50	$ -
6	8250	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	None	None	Sealcoat	None	None
		$ -	$ 1,567.50	$ -	$ -	$ 1,567.50	$ -	$ -	$ 1,567.50	$ -	$ -	$ 1,567.50	$ -	$ -	$ 1,567.50	$ -	$ -	$ -	$ -	$ 1,567.50	$ -	$ -
7	7375	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	None	None	Sealcoat	None	None
		$ -	$ 1,401.25	$ -	$ -	$ 1,401.25	$ -	$ -	$ 1,401.25	$ -	$ -	$ 1,401.25	$ -	$ -	$ 1,401.25	$ -	$ -	$ -	$ -	$ 1,401.25	$ -	$ -
8	4850	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	None	None	Sealcoat	None	None	Sealcoat	None	None
		$ -	$ 921.50	$ -	$ -	$ 921.50	$ -	$ -	$ 921.50	$ -	$ -	$ 921.50	$ -	$ -	$ -	$ -	$ 921.50	$ -	$ -	$ 921.50	$ -	$ -
9	6800	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	None	Sealcoat	None	None	Sealcoat	None	None	None	None
		$ -	$ 1,292.00	$ -	$ -	$ 1,292.00	$ -	$ -	$ 1,292.00	$ -	$ -	$ 1,292.00	$ -	$ -	$ -	$ 1,292.00	$ -	$ -	$ 1,292.00	$ -	$ -	$ -	$ -
10	7050	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None
		$ -	$ 1,339.50	$ -	$ -	$ 1,339.50	$ -	$ -	$ 1,339.50	$ -	$ -	$ 1,339.50	$ -	$ -	$ -	$ 1,339.50	$ -	$ -	$ 1,339.50	$ -	$ -	$ 1,339.50	$ -
11	8500	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	None	None	Sealcoat	None	None
		$ -	$ -	$ 1,615.00	$ -	$ -	$ 1,615.00	$ -	$ -	$ 1,615.00	$ -	$ -	$ 1,615.00	$ -	$ -	$ 1,615.00	$ -	$ -	$ -	$ -	$ 1,615.00	$ -	$ -
12	7650	None	None	Sealcoat	None	None	Sealcoat	None	None	None	None	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None
		$ -	$ -	$ 1,453.50	$ -	$ -	$ 1,453.50	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,453.50	$ -	$ -	$ 1,453.50	$ -	$ -	$ 1,453.50	$ -	$ -
13	7300	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None
		$ -	$ -	$ 1,387.00	$ -	$ -	$ 1,387.00	$ -	$ -	$ 1,387.00	$ -	$ -	$ 1,387.00	$ -	$ -	$ 1,387.00	$ -	$ -	$ 1,387.00	$ -	$ -	$ 1,387.00
14	4900	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None
		$ -	$ -	$ 931.00	$ -	$ -	$ 931.00	$ -	$ -	$ 931.00	$ -	$ -	$ 931.00	$ -	$ -	$ 931.00	$ -	$ -	$ 931.00	$ -	$ -	$ 931.00
15	9700	None	None	Sealcoat	None	None	None	None	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None
		$ -	$ -	$ 1,843.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,843.00	$ -	$ -	$ 1,843.00	$ -	$ -	$ 1,843.00	$ -	$ -	$ 1,843.00	$ -	$ -
16	4850	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None	None	Sealcoat	None
		$ -	$ -	$ 921.50	$ -	$ -	$ 921.50	$ -	$ -	$ 921.50	$ -	$ -	$ 921.50	$ -	$ -	$ -	$ 921.50	$ -	$ -	$ 921.50	$ -	$ -
	Annual "Maintenance"	$ -	$ 9,432.55	$ 8,151.00	$ 3,025.75	$ 9,432.55	$ 6,308.00	$ 4,621.75	$ 9,432.55	$ 4,854.50	$ 6,464.75	$ 9,432.55	$ 4,854.50	$ 7,918.25	$ 8,511.05	$ 3,933.00	$ 9,761.25	$ 3,800.00	$ 2,318.00	$ 16,087.30	$ 2,508.00	$ 2,318.00

Annual Maint. $ (thru 2019) $ 5,853.09

Appendix A4 - Supporting Estimate for Sewer Full Funding Amount (2.1)

Inside Relining Cost - Main Cast Iron (/lf)	$236

SEWER LATERALS								Inside Section (Main - Cast Iron) CIPP Relining							
Court	Building	Inside Length of Main (feet)	Inside Length of PVC Lateral	Outside Length (feet)	Outside Diameter (inches)	Outside Cleanout ? (1=Yes)	Notes/Comments Many comments provided by Maynard Dixon per February 2019 "Sewer Pipe Data by Unit"	Replaced or Relined	Year Last Replaced or Relined	Useful Life	Remain. Useful Life	Percent Depreciated	Relining Cost (CY $)	Fully Funded Balance (CY $)	Anticipated Year of Reline/ Replace
1	3501-3503	25	66	50	6	1		Original	1943	90	8	91%	$5,912	$5,386	2026
1	3507-3513	20	98	55	6	0	In 2009, the 4” line under the building looked degraded but was experiencing no problems. Interior clean-out tiled over (2007).	Original	1943	90	8	91%	$4,730	$4,309	2026
1	3515-3519	20	97	65	6	0		Original	1943	90	8	91%	$4,730	$4,309	2026
1	3521-3525	25	64	65	6	1	In 2009, the 4” cast iron line under the building looked degraded but was experiencing no problems. Interior clean-out carpeted-over (2007). In early 2019, Dwyer replaced a 16’8” segment of the cast iron line between (1) the interior clean-out and (2) its junction outside the building with the line connecting with the manhole. Dwyer also installed an exterior clean-out in conjunction with this work.	Replaced	2019	100	94	6%	$5,912	$355	2112
1	3527-3529	25	45	45	6	0	A concrete barrier from the old steam heating system blocked re-lining. The interior clean-out is just outside the door to the back room and a bit to the right but within the width of the door (carpeted-over in 2007).	Original	1943	90	8	91%	$5,912	$5,386	2026
2	3535-3541	25	126	64	6	0	In 2007, owner stated that (1) the bathroom had a standard slotted drain that once backed-up and (2) she did not know whether there was any other access point under the carpet.	Original	1943	95	13	86%	$5,912	$5,103	2031
2	3543-3547	26	112	86	6	0	In 2007, owner said that an interior clean-out point could be under the carpet.	Original	1943	95	13	86%	$6,148	$5,307	2031
2	3549-3555	20	127	70	6	0		Original	1943	95	13	86%	$4,730	$4,082	2031

Inside Relining Cost - Lateral PVC (/lf)	$ 175.00

$163	Outside Relining Cost Per Foot (6" diameter)
$200	Outside Relining Cost Per Foot (4" diameter)
$236	Inside Relining Cost Per Foot (4" diameter)
$5,942	Average excavation cost

SEWER LATERALS		Inside Section (Laterals - PVC) SIPP Relining								Outside Section							Total		
Court	Building	Replaced or Relined	Year Last Replaced or Relined	Useful Life	Remain. Useful Life	Percent Depreciated	Relining Cost (CY $)	Fully Funded Balance (CY $)	Anticipated Year of Reline/ Replace	Replaced or Relined	Year Last Replaced or Relined	Useful Life	Remaining Useful Life	Percent Depreciated	Excavation & Relining Cost (CY $)	Fully Funded Balance (CY $)	Excavation & Relining Cost (CY $)	Fully Funded Balance (CY $)	Annual Depreciation Cost
1	3501-3503	Original	1973	100	48	52%	$11,550	$6,006	2066	RL	2009	50	34	32%	$14,079	$4,505	$19,991	$9,892	$347
1	3507-3513	Original	1973	100	48	52%	$17,150	$8,918	2066	RL	2008	50	33	34%	$14,893	$5,063	$19,622	$9,373	$350
1	3515-3519	Original	1973	100	48	52%	$16,975	$8,827	2066	RL	2008	50	33	34%	$16,520	$5,617	$21,249	$9,926	$383
1	3521-3525	Original	1973	100	48	52%	$11,200	$5,824	2066	RL	2008	50	33	34%	$16,520	$5,617	$22,432	$5,971	$390
1	3527-3529	Original	1973	100	48	52%	$7,875	$4,095	2066		1943	80	0	100%	$13,265	$13,265	$19,177	$18,652	$232
2	3535-3541	Original	1973	100	48	52%	$22,050	$11,466	2066	RL	2009	50	34	32%	$16,357	$5,234	$22,269	$10,337	$389
2	3543-3547	Original	1973	100	48	52%	$19,600	$10,192	2066	RL	2009	50	34	32%	$19,937	$6,380	$26,086	$11,687	$463
2	3549-3555	Original	1973	100	48	52%	$22,225	$11,557	2066	RL	2009	50	34	32%	$17,334	$5,547	$22,063	$9,629	$396

Appendix A4 - Supporting Estimate for Sewer Full Funding Amount (2.1)

Inside Relining Cost - Main Cast Iron (/lf)	$236

SEWER LATERALS								Inside Section (Main - Cast Iron) CIPP Relining							
3	3561-3563	25	63	68	6	1	New interior bi-directional clean-out installed in washer room in 2014. In 2007, the old clean-out could not be found under thick carpet, and, as in 2014, it is probably covered by expensive tile. The down-stack pipe in the washer room has an access point about a yard above the floor. In August 2015, Dwyer: (1) repaired the junction between (a) the line extending out from under the building and (b) the re-lined pipe leading to the street, replacing nearby portions of both lines in the process; and (2) installed a second (further from the building) exterior clean-out allowing access toward the building.	Original	1943	90	8	91%	$5,912	$5,386	2026
3	3565-3567	25	42	53	6	1		Relined	2009	50	34	32%	$5,912	$1,892	2052
3	3569-3573	25	110	75	6	1	RP 1978; RL 2008; 2017: Replaced 12 feet of the line between: (a) the junction of the 2008 replacement pipe running from under building with the pipe running thence to street; and (b) the sidewalk.	Replaced	2008	80	63	21%	$5,912	$1,256	2081
3	3575-3579	25	58	64	4	1	In March 2018, line was snaked and jetted from basement clean-out to point outside building footprint.	Original	1943	90	8	91%	$5,912	$5,386	2026
3	3581-3585	25	76	61	6	1	Interior clean-out not located in 2007.	Original	1943	90	8	91%	$5,912	$5,386	2026
4	4101-4111	21	81	199	6	0	Interior clean-out near the wall in the front room.	Original	1943	100	18	82%	$4,966	$4,072	2036
4	4113-4117	23	35	109	6	0	Interior clean-out covered by 5” metal plate.	Original	1943	100	18	82%	$5,439	$4,460	2036
4	4119-4123	20	74	81	6	0		Original	1943	100	18	82%	$4,730	$3,878	2036
4	4125-4139	27	116	27	6	0	In 2007, owner said that interior clean-out may be in bathroom.	Original	1943	100	18	82%	$6,385	$5,236	2036
5	4100-4110	20	78	74	6	0		Original	1943	95	13	86%	$4,730	$4,082	2031
5	4112-4116	20	36	76	6	0	In 2015: (1) replaced 15 feet of lateral running toward street from junction with line running out from under leftmost unit of building and added outside cleanout; (2) repaired this junction to remedy blockage.	Original	1943	95	13	86%	$4,730	$4,082	2031
5	4118	17	52	93	6	0		Original	1943	95	13	86%	$4,020	$3,470	2031
5	4122-4128	20	44	41	6	1		Original	1943	95	13	86%	$4,730	$4,082	2031

Inside Relining Cost - Lateral PVC (/lf)	$ 175.00

$163	Outside Relining Cost Per Foot (6" diameter)
$200	Outside Relining Cost Per Foot (4" diameter)
$236	Inside Relining Cost Per Foot (4" diameter)
$5,942	Average excavation cost

SEWER LATERALS		Inside Section (Laterals - PVC) SIPP Relining								Outside Section							Total		
3	3561-3563	Original	1973	100	48	52%	$11,025	$5,733	2066	RL	2015	50	40	20%	$17,008	$3,402	$22,920	$8,788	$406
3	3565-3567	Original	1973	100	48	52%	$7,350	$3,822	2066	RL	2008	50	33	34%	$14,567	$4,953	$20,479	$6,845	$410
3	3569-3573	Original	1973	100	48	52%	$19,250	$10,010	2066	RL	2008	50	33	34%	$18,147	$6,170	$24,059	$7,426	$437
3	3575-3579	Original	1973	100	48	52%	$10,150	$5,278	2066	RP	1983	50	8	84%	$18,724	$15,728	$24,636	$21,115	$440
3	3581-3585	Original	1973	100	48	52%	$13,300	$6,916	2066	RL	2009	50	34	32%	$15,869	$5,078	$21,781	$10,464	$383
4	4101-4111	Original	1973	100	48	52%	$14,175	$7,371	2066	RL	2009	50	34	32%	$38,326	$12,264	$43,292	$16,336	$816
4	4113-4117	Original	1973	100	48	52%	$6,125	$3,185	2066	RL	2009	50	34	32%	$23,680	$7,578	$29,119	$12,038	$528
4	4119-4123	Original	1973	100	48	52%	$12,950	$6,734	2066	RL	2009	50	34	32%	$19,124	$6,120	$23,853	$9,998	$430
4	4125-4139	Original	1973	100	48	52%	$20,300	$10,556	2066	RL	2009	50	34	32%	$10,336	$3,308	$16,721	$8,543	$271
5	4100-4110	Original	1973	100	48	52%	$13,650	$7,098	2066	RL	2009	50	34	32%	$17,984	$5,755	$22,714	$9,837	$409
5	4112-4116	Original	1973	100	48	52%	$6,300	$3,276	2066	RL + Part. RP	2009	50	34	32%	$18,310	$5,859	$23,040	$9,942	$416
5	4118	Original	1973	100	48	52%	$9,100	$4,732	2066	RL	2009	50	34	32%	$21,076	$6,744	$25,097	$10,214	$464
5	4122-4128	Original	1973	100	48	52%	$7,700	$4,004	2066	RL	2009	50	34	32%	$12,614	$4,037	$17,344	$8,119	$302

Appendix A4 - Supporting Estimate for Sewer Full Funding Amount (2.1)

Inside Relining Cost - Main Cast Iron (/lf)	$236

SEWER LATERALS								Inside Section (Main - Cast Iron) CIPP Relining							
6	4130-4144	20	132	31	6	1		Original	1943	95	13	86%	$4,730	$4,082	2031
6	4146-4156	20	81	62	6	0	Interior clean-out tiled over (2007).	Original	1943	95	13	86%	$4,730	$4,082	2031
6	4158-4170	20	96	72	6	1	Cost of Replacement in 2009 = $17,300; Lateral exits from the rear into the driveway, not (as shown in County map) from the front.	Original	1943	95	13	86%	$4,730	$4,082	2031
6	4172-4176	20	28	17	6	0	Clean-out tiled over. Cleaned-out October 2018	Original	1943	95	13	86%	$4,730	$4,082	2031
7	4200-4208	20	98	20	6	1		Original	1943	95	13	86%	$4,730	$4,082	2031
7	4210-4212	20	110	132	6	1		Original	1943	95	13	86%	$4,730	$4,082	2031
8	3601-3609	20	63	51	6	1		Original	1943	100	18	82%	$4,730	$3,878	2036
8	3611-3613	20	67	115	6	1		Original	1943	100	18	82%	$4,730	$3,878	2036
8	3615-3625	20	82	110	6	1		Original	1943	100	18	82%	$4,730	$3,878	2036
9	3513-3523	8	92	101	6	1	Interior cleanout under carpet (2007). The sewer line for the building runs along the rear and is served by an exterior clean-out that is on the left rear side of 3513 S. Utah.	Original	1943	100	18	82%	$1,892	$1,551	2036
9	3525-3533	25	116	176	6	1		Original	1943	100	18	82%	$5,912	$4,848	2036
9	3535-3549	20	117	50	6	1	In November 2018, after sewer blockage, Dwyer: (1) installed a second outside clean-out allowing snaking toward the building; and, as part of this job, (2) replaced a section of pipe running from the new exterior clean-out to its connection with the lateral running out from under the slab and toward the street. In early 2019, after continuing problems, Dwyer re-lined the aforementioned lateral.	Relined	2019	50	44	12%	$4,730	$568	2062
10	4301-4309	20	71	60	6	1	$33,650	Original	1943	100	18	82%	$4,730	$3,878	2036
10	4311-4321	20	126	200	6	1	Replaced 6” terra cotta line between (a) the connection with the line under the unit and (b) the county connection in the middle of S.36. No replacement of the line under the building, but minor digging (a) to eliminate out-of-code link between interior storm drain and sewer and (b) add sump pump with link to court drain basin. This long lateral has 2 clean-outs: one close to the building in a patio; and another off the corner of 4301 S. 36th. Cost of 2007 Work by JED = $45.450	Original	1943	100	18	82%	$4,730	$3,878	2036
10	4323-4343	20	185	138	6	1	Problems found by 2007 camera inspection. Snaked by Dwyer in 2009. Snaking or root destroyer 2X/year.	Original	1943	100	18	82%	$4,730	$3,878	2036

Inside Relining Cost - Lateral PVC (/lf)	$ 175.00

$163	Outside Relining Cost Per Foot (6" diameter)
$200	Outside Relining Cost Per Foot (4" diameter)
$236	Inside Relining Cost Per Foot (4" diameter)
$5,942	Average excavation cost

SEWER LATERALS		Inside Section (Laterals - PVC) SIPP Relining								Outside Section							Total		
6	4130-4144	Original	1973	100	48	52%	$23,100	$12,012	2066	RL	2008	50	33	34%	$10,987	$3,736	$15,717	$7,818	$270
6	4146-4156	Original	1973	100	48	52%	$14,175	$7,371	2066	RL	2008	50	33	34%	$16,032	$5,451	$20,761	$9,533	$370
6	4158-4170	Original	1973	100	48	52%	$16,800	$8,736	2066	RP	2009	50	34	32%	$24,585	$7,867	$29,315	$11,950	$541
6	4172-4176	Original	1973	100	48	52%	$4,900	$2,548	2066	RL	2008	50	33	34%	$8,709	$2,961	$13,438	$7,043	$224
7	4200-4208	Original	1973	100	48	52%	$17,150	$8,918	2066	RP	2002	50	27	46%	$9,197	$4,231	$13,926	$8,313	$234
7	4210-4212	Original	1973	100	48	52%	$19,250	$10,010	2066	RL	2005	50	30	40%	$27,423	$10,969	$32,153	$15,052	$598
8	3601-3609	Original	1973	100	48	52%	$11,025	$5,733	2066	RL	2009	50	34	32%	$14,242	$4,557	$18,971	$8,436	$332
8	3611-3613	Original	1973	100	48	52%	$11,725	$6,097	2066	RP	2001	50	26	48%	$24,657	$11,835	$29,386	$15,713	$540
8	3615-3625	Original	1973	100	48	52%	$14,350	$7,462	2066	RL	2007	50	32	36%	$23,843	$8,583	$28,572	$12,462	$524
9	3513-3523	Original	1973	100	48	52%	$16,100	$8,372	2066	RL	2007	50	32	36%	$22,378	$8,056	$24,270	$9,607	$466
9	3525-3533	Original	1973	100	48	52%	$20,300	$10,556	2066	RP	2001	50	26	48%	$34,583	$16,600	$40,495	$21,448	$751
9	3535-3549	Original	1973	100	48	52%	$20,475	$10,647	2066	RP	2001	50	26	48%	$14,079	$6,758	$18,808	$7,325	$376
10	4301-4309	Original	1973	100	48	52%	$12,425	$6,461	2066	RP	2009	50	34	32%	$47,821	$15,303	$52,550	$19,181	$1,004
10	4311-4321	Original	1973	100	48	52%	$22,050	$11,466	2066	RP	2007	50	32	36%	$38,489	$13,856	$43,218	$17,734	$817
10	4323-4343	Original	1973	100	48	52%	$32,375	$16,835	2066	RL	2004	50	29	42%	$28,399	$11,928	$33,129	$15,806	$615

Appendix A4 - Supporting Estimate for Sewer Full Funding Amount (2.1)

Inside Relining Cost - Main Cast Iron (/lf)	$236

SEWER LATERALS								Inside Section (Main - Cast Iron) CIPP Relining							
11	3588-3598	20	94	57	6	1	Exterior clean-out at 3592, where the lateral enters that unit and then enters low basement of 3594. Interior clean out under basement stairs of 3592. Continuing problems. Belly requiring camera 2X/year.	Reline	2009	50	34	32%	$4,730	$1,513	2052
11	4201-4209	20	64	118	4	1	Tree roots at junction with county line. Snaked by county and Glen in 2007.	Original	1943	100	18	82%	$4,730	$3,878	2036
11	4215-4223	20	64	115	6	1		Original	1943	100	18	82%	$4,730	$3,878	2036
11	4227-4237	20	105	64	6	1		Original	1943	100	18	82%	$4,730	$3,878	2036
12	3548-3562	20	122	45	6	1	Dwyer Plumbing replaced the exterior cleanout and approximately 12 lineal feet of the existing terracotta and cast-iron piping at 3556 S. Stafford St., up to the building wall, due to a broken connection at the terracotta-to-cast iron transition. Total Cost = $7,900.	Original	1943	105	23	78%	$4,730	$3,694	2041
12	3564-3574	20	130	215	6	1		Original	1943	105	23	78%	$4,730	$3,694	2041
12	3576-3584	20	62	80	6	1	Inside clean-out tiled over. Backflow blocker installed in bathroom drain, which prevents snaking.	Original	1943	105	23	78%	$4,730	$3,694	2041
13	3512-3522	20	125	150	6	1	This line connects with the line exiting from the rear of a nearby building rear of the one from Ct. 14. The outside clean-out is in the patio of this unit.	Original	1943	105	23	78%	$4,730	$3,694	2041
13	3524-3532	20	59	185	6	1		Original	1943	105	23	78%	$4,730	$3,694	2041
13	3534-3544	20	124	140	6	1	Outside clean-out is in the patio of this unit.	Original	1943	105	23	78%	$4,730	$3,694	2041
14	4202-4210 -	20	87	22	6	1	This line exits from the rear and connects with a line exiting from the front of a nearby building in Ct. 13. The outside clean-out is in the patio of this unit. After a back-up in April 2017, the line was snaked and videoed: (1) no break; (2) paper towels pulled from line.	Original	1943	105	23	78%	$4,730	$3,694	2041
14	4216-4218	20	104	75	6	1		Original	1943	105	23	78%	$4,730	$3,694	2041

Inside Relining Cost - Lateral PVC (/lf)	$ 175.00

$163	Outside Relining Cost Per Foot (6" diameter)
$200	Outside Relining Cost Per Foot (4" diameter)
$236	Inside Relining Cost Per Foot (4" diameter)
$5,942	Average excavation cost

SEWER LATERALS		Inside Section (Laterals - PVC) SIPP Relining								Outside Section							Total		
11	3588-3598	Original	1973	100	48	52%	$16,450	$8,554	2066	RL	2007	50	32	36%	$15,218	$5,478	$19,948	$6,992	$399
11	4201-4209	Original	1973	100	48	52%	$11,200	$5,824	2066	RP	1983	50	8	84%	$29,509	$24,788	$34,239	$28,666	$637
11	4215-4223	Original	1973	100	48	52%	$11,200	$5,824	2066	RL	2007	50	32	36%	$24,657	$8,876	$29,386	$12,755	$540
11	4227-4237	Original	1973	100	48	52%	$18,375	$9,555	2066	RL	2007	50	32	36%	$16,357	$5,889	$21,087	$9,767	$374
12	3548-3562	Original	1973	100	48	52%	$21,350	$11,102	2066	RP	2000	50	25	50%	$13,265	$6,633	$17,995	$10,326	$310
12	3564-3574	Original	1973	100	48	52%	$22,750	$11,830	2066	RP	2000	50	25	50%	$40,930	$20,465	$45,659	$24,158	$864
12	3576-3584	Original	1973	100	48	52%	$10,850	$5,642	2066	RL	2003	50	28	44%	$18,961	$8,343	$23,690	$12,036	$424
13	3512-3522	Original	1973	100	48	52%	$21,875	$11,375	2066	RP	2002	50	27	46%	$30,352	$13,962	$35,082	$17,656	$652
13	3524-3532	Original	1973	100	48	52%	$10,325	$5,369	2066	RL	2004	50	29	42%	$36,048	$15,140	$40,777	$18,834	$766
13	3534-3544	Original	1973	100	48	52%	$21,700	$11,284	2066	RP	2000	50	25	50%	$28,725	$14,362	$33,454	$18,056	$620
14	4202-4210 -	Original	1973	100	48	52%	$15,225	$7,917	2066	RP	2002	50	27	46%	$9,522	$4,380	$14,252	$8,074	$235
14	4216-4218	Original	1973	100	48	52%	$18,200	$9,464	2066	RL	2007	50	32	36%	$18,147	$6,533	$22,877	$10,227	$408

Appendix A4 - Supporting Estimate for Sewer Full Funding Amount (2.1)

Inside Relining Cost - Main Cast Iron (/lf)	$236

SEWER LATERALS								Inside Section (Main - Cast Iron) CIPP Relining							
15	4226-4234	20	64	50	6	1	Removable tile over the interior clean-out (2007).	Reline	2009	50	34	32%	$4,730	$1,513	2052
15	4236-4244	20	111	95	6	1		Original	1943	105	23	78%	$4,730	$3,694	2041
15	4246-4254	20	64	75	6	1	Interior clean-out not covered (2007).	Reline	2009	50	34	32%	$4,730	$1,513	2052
15	4256-4264	20	66	78	6	1		Original	1943	105	23	78%	$4,730	$3,694	2041
15	4266-4274	20	123	91	6	1		Reline	2009	50	34	32%	$4,730	$1,513	2052
15	4276-4284	20	63	50	6	1	Interior clean-out carpeted-over (2007)	Original	1943	105	23	78%	$4,730	$3,694	2041
16	4300-4304	20	86	61	6	1		Original	1943	105	23	78%	$4,730	$3,694	2041
16	4310-4320	20	107	70	4	1	Interior clean-out filled-in with removable plaster-of-Paris mold and then carpeted-over but still accessible.	Original	1943	105	23	78%	$4,730	$3,694	2041
Totals (CY $)		1172				41							**$277,151**	**$207,343**	
Averages										93	21		$4,949		

SEWER CLEANOUTS	
buildings with cleanouts (CY)	41
buildings without cleanouts	15
replacement cost per cleanout (CY $)	4,549
total replacement cost of all cleanouts (CY $)	###
assumed life expectancy for cleanouts	75
assume existing cleanouts were 20 years old on average in 2007	
average age of existing cleanouts in current year	38
51% accumulated depreciation of existing cleanouts in current year	
100% equivalent depreciation applied to buildings without cleanouts	
64% total percent depreciated	
27 remaining useful years of life of sewer cleanouts	

Contingency Percentage*	20%

For the purposes of this study it is assumed that, at a certain percentage of locations, relining of the interior cast iron laterals will not be possible and complete replacement will be necessary

Total Lineal Footage of Interior Cast Iron Lateral		1172
Total Lineal Footage Estimated for Complete Replacement		234.4
Additional Unit Cost for Interior Lateral Replacement	$	325.00

This is an additional unit cost (above and beyond standard relining cost allocated above, which accounts for the difficulty of working within the finished basement and accounting for damage and replacement of certain interior

Total Interior Lateral Contingency Allocation $ 76,180.00

Inside Relining Cost - Lateral PVC (/lf)	$ 175.00

$163	Outside Relining Cost Per Foot (6" diameter)
$200	Outside Relining Cost Per Foot (4" diameter)
$236	Inside Relining Cost Per Foot (4" diameter)
$5,942	Average excavation cost

SEWER LATERALS		Inside Section (Laterals - PVC) SIPP Relining								Outside Section							Total		
15	4226-4234	Original	1973	100	48	52%	$11,200	$5,824	2066	RL	2008	50	33	34%	$14,079	$4,787	$18,808	$6,300	$376
15	4236-4244	Original	1973	100	48	52%	$19,425	$10,101	2066	RL	2008	50	33	34%	$21,402	$7,277	$26,131	$10,970	$473
15	4246-4254	Original	1973	100	48	52%	$11,200	$5,824	2066	RL	2008	50	33	34%	$18,147	$6,170	$22,877	$7,684	$458
15	4256-4264	Original	1973	100	48	52%	$11,550	$6,006	2066	RL	2008	50	33	34%	$18,635	$6,336	$23,365	$10,030	$418
15	4266-4274	Original	1973	100	48	52%	$21,525	$11,193	2066	RL	2008	50	33	34%	$20,751	$7,055	$25,481	$8,569	$510
15	4276-4284	Original	1973	100	48	52%	$11,025	$5,733	2066	RL/RP	2003	50	28	44%	$14,079	$6,195	$18,808	$9,888	$327
16	4300-4304	Original	1973	100	48	52%	$15,050	$7,826	2066	RL	2007	50	32	36%	$15,869	$5,713	$20,599	$9,406	$362
16	4310-4320	Original	1973	100	48	52%	$18,725	$9,737	2066	RP	1980	50	5	90%	$19,923	$17,930	$24,652	$21,624	$443
							$855,400	**$444,808**							**$1,144,671**	**$467,226**	**$1,421,822**	**$674,569**	**$25,923**
				100	48		$15,275						30	40%	$20,441		$25,390	$12,046	$463

Contingency Percentage* 20%

For the purposes of this study it is assumed that, at a certain percentage of locations, relining of the interior cast iron laterals will not be possible and complete replacement will be necessary

Total Lineal Footage of Interior Cast Iron Lateral		0	
Total Lineal Footage Estimated for Complete Replacement		0	
Additional Unit Cost for Interior Lateral Replacement	$	325.00	/lf

This is an additional unit cost (above and beyond standard relining cost allocated above, which accounts for the difficulty of working within the finished basement and accounting for damage and replacement of certain interior

Total Interior Lateral Contingency Allocation $ -

Appendix A5 - Supporting Estimate for Storm Drainage Full Funding Amount (2.2)

STORM DRAINAGE PIPING

Court	Type	Size (Diameter in Inches)	CODE	From	To	Length (ft)	Installation Date	Age (yrs)	Useful Life (yrs)	Remaining Service Life	Percent Deprec.	Repair Options: Installation Cost	Repair Options: Estimated Relining Cost	Estimated Replacement Cost	Fully Funded Balance
1	Terra Cotta	12"	TC12	Parking Lot Catch Basin	Arl. County Main - S. Stafford Street	170	1943	80	110	30	73%		$ 31,470.37	$ 45,050.00	$ 22,887.54
1	Corrugated PE	4"	PEC4	Common Area betweeen 3519B and 3521	French Drain	100	2011	12	20	8	60%	$ 1,138.00	$ -	$ 4,500.00	$ 2,700.00
2	Terra Cotta	12"	TC12	Parking Lot Catch Basin	Arl. County Main - S. Stafford Street	154	1943	80	110	30	73%		$ 28,508.45	$ 40,810.00	$ 20,733.42
2	PVC	6"	PVC6	Tie in with Orangeburg pipe behind 3555 (see below)	Arl. County Catch Basin - S. Stafford Street	70	2008	15	110	95	14%		$ -	$ 5,740.00	$ 782.73
2 and 3	Orangeburg	6"	OB6	Catch Basin behind 3551	Tie in with PVC (see above)	60	1943	80	90	10	89%		$ -	$ 9,520.45	$ 8,462.62
2	PVC S&D	4"	PVCSD4	Rear yards of 3549 A/B and 3551	Yard inlet Catch Basin in common area between 2 and 3	100	2017	6	40	34	15%	$ 1,500.00	$ -	$ 5,500.00	$ 825.00
2 and 3	Perforated PVC "French Drain"	4"	FD4	Yard in front of 4125	Yard in front of 4129	75	2017	6	25	19	24%	$ 2,201.00	$ -	$ 4,500.00	$ 1,080.00
4	Perforated PVC "French Drain"	4"	FD4	Yard in front of 4125	Yard in front of 4129	68	2019	4	25	21	16%	$ 2,201.00	$ -	$ 4,080.00	$ 652.80
5	PVC S&D	4"	PVCSD4	Downspouts in front of 4118 A1 & A2	New 3' square Drywell (see structures below)	55	2018	5	40	35	13%	$ 1,500.00	$ -	$ 3,025.00	$ 378.13
6	PVC S&D	4"	PVCSD4	Downspouts in front of 4144, 4146 & 4148	New 3' square Drywell (see structures below)	50	2019	4	40	36	10%	$ 1,500.00	$ -	$ 2,750.00	$ 275.00
8	Perforated PVC "French Drain"	6"	FD6	Area between fence line along King St. and rear unit	New 3' square Drywell (see structures below)	156	2019	4	25	21	16%	$ 2,201.00	$ -	$ 11,700.00	$ 1,872.00
8	Perforated PVC "French Drain"	4"	FD4	Common area behind 3601-3611 S. Taylor Street	S. 36th Street through Concrete Curb	70	2020	3	25	22	12%	$ 2,930.00	$ -	$ 4,200.00	$ 504.00
9	PVC S&D	6"	PVCSD6	Front yard of 3519	Catch Basin behind Court 16	150	2008	15	50	35	30%	$ 12,000.00	$ -	$ 10,500.00	$ 3,150.00
9	PVC S&D	4"	PVCSD4	Misc. downspouts and basins from 3517 to 3525	Main 6" PVC line (see previous)	80	2008	15	50	35	30%	$ 2,500.00	$ -	$ 4,400.00	$ 1,320.00
9	PVC S&D	3"	PVCSD3	Misc. downspouts and basins from 3517 to 3525	4" PVC line (see previous)	36	2008	15	50	35	30%	$ 1,500.00	$ -	$ 1,620.00	$ 486.00
9 and 15	Perforated PVC "French Drain"	4"	FD4	Common area between Courts 9 and 15	Yard Inlet Catch Basin	150	2013	10	25	15	40%	$ 3,688.00	$ -	$ 9,000.00	$ 3,600.00
9	PVC	4"	PVC4	Rear downspouts at 3543 S. Utah Street	Common area swale between Courts 9 and 10	36	2021	2	50	48	4%	$ 1,200.00	$ -	$ 2,340.00	$ 93.60
10	PVC	6"	PVC6	Catch Basin at NW corner of parking lot	Catch Basin at NE corner of parking lot	100	2011	12	100	88	12%	$ 16,500.00	$ -	$ 8,200.00	$ 984.00
10	Terra Cotta	8"	TC8	Catch basin at NE corner of parking lot	Yard Inlet Catch Basin in common area	64	1943	80	110	30	73%		$ 9,732.01	$ 14,400.00	$ 7,077.83
10	Terra Cotta	8"	TC8	Yard Inlet Catch Basin in common area	12" Diameter Line from Tot Lot Catch Basin	123	1943	80	110	30	73%		$ 18,703.71	$ 27,675.00	$ 13,602.70

Appendix A5 - Supporting Estimate for Storm Drainage Full Funding Amount (2.2)

10	PVC	4"	PVC4	Front downspouts at 4315	Yard inlet Catch basin	67	2022	1	50	49	2%	$ 1,800.00	$ -	$ 4,355.00	$ 87.10
10	Perforated PVC "French Drain"	6"	FD4	Either side of sidewalk in front of 4325-29 S. Utah St.	Yard Inlet Catch Basin	60	2017	6	25	19	24%	$ 2,040.00	$ -	$ 3,600.00	$ 864.00
11	Corrugated PE	4"	PEC4	Trench between Pool Amenities Building and 4223		36	2008	15	20	5	75%		$ -	$ 1,620.00	$ 1,215.00
11	PVC S&D	4"	PVCSD4	Trench between Pool Amenities Building and 4223		70	2008	15	50	35	30%		$ -	$ 3,850.00	$ 1,155.00
11	Terra Cotta	6"	TC6	Culvert beneath sidewalk to Swimming Pool entrance		20	1943	80	110	30	73%		$ 2,512.34	$ 4,200.00	$ 1,827.16
12	Terra Cotta	12"	TC12	Parking Lot Catch Basin	Arl. County Main - S. Stafford Street	98	1943	80	110	30	73%		$ 18,141.74	$ 25,970.00	$ 13,193.99
12	PVC	4"	PVC4	Front and side downspouts at 3562 S. Stafford St.	Pop-up emitter & small drywell near emergency access drive	135	2021	2	50	48	4%	$ 3,500.00	$ -	$ 8,775.00	$ 351.00
12	Perforated PVC "French Drain"	4"	FD4	Rear fence line of 3580 S. Stafford St	Pop-up emitter near sidewalk along S. Stafford St.	50	2022	1	25	24	4%	$ 2,201.00	$ -	$ 3,000.00	$ 120.00
12	PVC	4"	PVC4	Rear downspouts at 3580, 82 & 84 S. Stafford St.	French Drain	35	2022	1	50	49	2%	$ 1,200.00	$ -	$ 2,275.00	$ 45.50
13	Terra Cotta	12"	TC12	Parking Lot Catch Basin	Arl. County Main - S. Stafford Street	76	1943	80	110	30	73%		$ 14,069.11	$ 20,140.00	$ 10,232.08
14	Terra Cotta	12"	TC12	Yard Inlet Catch Basin in common area	Arl. County Main - S. 35th Street	98	1943	80	110	30	73%		$ 18,141.74	$ 25,970.00	$ 13,193.99
14	PVC S&D	4"	PVCSD4	Shallow PE Catch Basins in common area behind 4216	Yard Inlet Catch Basin in common area	70	2013	10	100	90	10%		$ -	$ 3,850.00	$ 385.00
Averages		**63**	**35**										$ 141,279.47	$ 327,115.45	

PIPING TOTAL	**$**	**468,394.92**
FULLY FUNDED TOTAL		$ 134,137.18
Overall Depreciation		29%

CODE	Description	UNIT COST	
CBGI	Grade Inlet Catch Basin	$ 7,500.00	ea
CBYI	Yard Inlet Catch Basin	$ 6,500.00	ea
CBPE12	12" Polyethylene Catch Basin	$ 300.00	ea
CBPE18	18" Polyethylene Catch Basin	$ 625.00	ea
DWXSM	Drywell - Extra Small	$ 500.00	ea
DWSM	Drywell - Small	$ 1,200.00	ea
DWLG	Drywell - Large	$ 2,500.00	ea
TD4	Trench Drain - 4"	$ 85.00	LF
TD6	Trench Drain - 6"	$ 105.00	LF

Appendix A5 - Supporting Estimate for Storm Drainage Full Funding Amount (2.2)

STORM DRAINAGE STRUCTURES

Court	Type	Quantity	Code	Location	Installation Date	Age (yrs)	Useful Life (yrs)	Remaining Service Life	Percent Deprec.	Installation Cost	Repair Options Est. Repl. Cost $2023	Fully Funded Balance
1	Grade Inlet Catch Basin	1	CBGI	Back of Parking Lot	1943	80	100	20	80%	unknown	$ 7,500.00	$ 6,000.00
1	Miscellaneous 12" Sq PE Catch Basins	7	CBPE12	Common Area betweeen 3519B and 3521	2011	12	25	13	48%	$ 2,452.00	$ 2,100.00	$ 1,008.00
1	Drywell - Large	2	DWLG	Common Area betweeen 3519B and 3521	2011	12	20	8	60%	$ 2,452.00	$ 5,000.00	$ 3,000.00
2	Grade Inlet Catch Basin	1	CBGI	Back of Parking Lot	1943	80	100	20	80%	unknown	$ 7,500.00	$ 6,000.00
2 and 3	Yard Inlet Catch Basin	1	CBYI	Common Area between Courts 2 and 3	1943	80	100	20	80%	unknown	$ 6,500.00	$ 5,200.00
2 and 3	Miscellaneous 12" Sq PE Catch Basins	5	CBPE12	Common Area between Courts 2 and 3	2017	6	25	19	24%	unknown	$ 1,500.00	$ 360.00
5	Drywell - Small (3' x 3')	2	DWSM	Front yard of 4118A2 and Side yard at 4118A1	2018	5	20	15	25%	$ 500.00	$ 2,400.00	$ 600.00
6	Drywell - Small (3' x 3')	2	DWSM	Front yard of 4144 S. 36th St	2019	4	20	16	20%	$ 500.00	$ 2,400.00	$ 480.00
8	Drywell - Small (3' x 3')	1	DWSM	Side yard of 3615 S. Taylor St.	2019	4	20	16	20%	$ 1,200.00	$ 1,200.00	$ 240.00
9	Miscellaneous 12" Sq PE Catch Basins	8	CBPE12	Front yards of 3515, 17, 19, 21 and 23	2008	15	25	10	60%	$ 4,000.00	$ 2,400.00	$ 1,440.00
10	Grade Inlet Catch Basin	1	CBGI	NW corner of parking lot	1943	80	100	20	80%	unknown	$ 7,500.00	$ 6,000.00
10	Grade Inlet Catch Basin	1	CBGI	NE corner of parking lot	1943	80	100	20	80%	unknown	$ 7,500.00	$ 6,000.00
10	Trench Drain 6" (per LF)	95	TD6	Along North Side of Parking Lot	2011	12	40	28	30%	$ 7,500.00	$ 9,975.00	$ 2,992.50
10	Yard Inlet Catch Basin	1	CBYI	Common Area in Center of Court	1943	80	100	20	80%	unknown	$ 6,500.00	$ 5,200.00
10 and Tot Lot	Yard Inlet Catch Basin	1	CBYI	Common Area between Tot Lot, Swings, and Court 10	1943	80	100	20	80%	unknown	$ 6,500.00	$ 5,200.00
9, 15 and Tot Lot	Miscellaneous PE Catch Basins	3	CBPE12	Common Area between Courts 9 and 15 extending toward Tot Lot	2013	10	25	15	40%	$ 1,200.00	$ 900.00	$ 360.00
11	Miscellaneous PE Catch Basins	4	CBPE12	Common Area between Court 11 and Pool House	2006	17	25	8	68%	unknown	$ 1,200.00	$ 816.00

Appendix A5 - Supporting Estimate for Storm Drainage Full Funding Amount (2.2)

12	Grade Inlet Catch Basin	1	CBGI	Along North Side of Parking Lot	1943	80	100	20	80%		unknown		$ 7,500.00	$ 6,000.00
12	Drywell - XSmall (18" x 18")	1	DWXSM	Side yard of 3562 S. Stafford Street near emergency drive	2021	2	20	18	10%	$	1,200.00		$ 500.00	$ 50.00
12	Miscellaneous PE Catch Basins	2	CBPE12	Front lawn of 3562 S. Stafford Street	2021	2	25	23	8%	$	1,200.00		$ 600.00	$ 48.00
12	Miscellaneous PE Catch Basins	2	CBPE12	Front lawn of 3572 S. Stafford Street	2021	2	25	23	8%	$	1,200.00		$ 600.00	$ 48.00
12	Miscellaneous PE Catch Basins	1	CBPE12	Rear gate of 3580 S. Stafford Street	2022	1	25	24	4%	$	250.00		$ 300.00	$ 12.00
13	Grade Inlet Catch Basin	1	CBGI	Along North Side of Parking Lot	1943	80	100	20	80%		unknown		$ 7,500.00	$ 6,000.00
13 and 14	Miscellaneous PE Catch Basins	2	CBPE12	Common Area behind 4216 South 35th Street	2013	10	25	15	40%	$	2,000.00		$ 600.00	$ 240.00
13 and 14	Yard Inlet Catch Basin	1	CBYI	Common Area behind 4210 South 35th Street	1943	80	100	20	80%		unknown		$ 6,500.00	$ 5,200.00
15 and 16	Miscellaneous PE Catch Basins	4	CBPE12	Along Fence Line behind 4276-4284 South 35th Street	2020	3	25	22	12%		unknown		$ 1,200.00	$ 144.00
16	Yard Inlet Catch Basin	1	CBYI	Common Area between/behind 4304 and 4310 South 35th Street	1943	80	100	20	80%		unknown		$ 6,500.00	$ 5,200.00
						Averages	**55**	**18**				$ -	$ 103,875.00	

STRUCTURES TOTAL	**$**	**103,875.00**
FULLY FUNDED TOTAL	$	73,838.50
DEPRECIATION TOTAL		71%

Appendix A6 - Supporting Estimate for Water Line Replacement (2.3)

Assumed Useful Life of Water Lines: **70 yrs**

Court	Line	Starting Point	Termination	Length	Units Serviced	Estimated Size (in)	Type	Age	Condition	Surface Characteristics: PVMT or PATIO?	%	S/W?	%	LNDSC	%	Est. Repl. Cost	Useful Life	Remain. Useful Life	Percent Deprec.	Fully Funded Balance	Annual Deprec. Cost	Comments
1	-- 1	Arlington County Main (WM 582-5-441)	3507A S. Stafford St.	106 ft	22	3.00	Copper	50	Unknown	NO	0%	YES	5%	YES	95%	$ 21,620.00	70	20	71%	$ 15,442.86	$ 308.86	
1	-- 2	W1-1	3501A1/B1	8 ft	5	2.00	Copper	50	Unknown	NO	0%	NO	0%	YES	100%	$ 1,350.00	70	20	71%	$ 964.29	$ 19.29	
1	-- 3	3513B S. Stafford St.	3515A S. Stafford St.	25 ft	15	2.50	Copper	50	Unknown	NO	0%	NO	0%	YES	100%	$ 4,620.00	70	20	71%	$ 3,300.00	$ 66.00	
1	-- 4	3519B S. Stafford St.	3521 S. Stafford St.	34 ft	9	2.00	Copper	50	Unknown	NO	0%	NO	0%	YES	100%	$ 5,730.00	70	20	71%	$ 4,092.86	$ 81.86	
1	-- 5	3525B S. Stafford St.	3527A S. Stafford St.	18 ft	4	1.50	Copper	50	Unknown	NO	0%	NO	0%	YES	100%	$ 2,830.00	70	20	71%	$ 2,021.43	$ 40.43	
2	-- 1	Arlington County Main (WM 582-5-421)	3535A S. Stafford St.	26 ft	27	3.00	Copper	50	Unknown	NO	0%	YES	12%	YES	88%	$ 5,360.00	70	20	71%	$ 3,828.57	$ 76.57	
2	-- 2	3541 S. Stafford St.	3543A S. Stafford St.	50 ft	18	3.00	Copper	50	Unknown	NO	0%	NO	0%	YES	100%	$ 10,120.00	70	20	71%	$ 7,228.57	$ 144.57	
2	-- 3	Arlington County Main	3551A1 S. Stafford St.	30 ft	9	2.00	Copper	50	Unknown	NO	0%	NO	0%	YES	100%	$ 5,050.00	70	20	71%	$ 3,607.14	$ 72.14	
3	-- 1	Arlington County Main (WM 582-5-401)	3585 S. Stafford St.	33 ft	27	3.00	Copper	50	Unknown	NO	0%	YES	15%	YES	85%	$ 6,830.00	70	20	71%	$ 4,878.57	$ 97.57	
3	-- 2	3581A1 S. Stafford St.	3579 S. Stafford St.	19 ft	21	3.00	Copper	50	Unknown	NO	0%	YES	30%	YES	70%	$ 4,020.00	70	20	71%	$ 2,871.43	$ 57.43	
3	-- 3	3575A S. Stafford St.	3573B S. Stafford St.	32 ft	16	2.50	Copper	50	Unknown	NO	0%	NO	0%	YES	100%	$ 5,910.00	70	20	71%	$ 4,221.43	$ 84.43	
3	-- 4	3569A S. Stafford St.	3567 S. Stafford St.	22 ft	8	2.00	Copper	50	Unknown	NO	0%	NO	0%	YES	100%	$ 3,710.00	70	20	71%	$ 2,650.00	$ 53.00	
3	-- 5	3565A S. Stafford St.	3563A2 S. Stafford St.	12 ft	5	2.00	Copper	50	Unknown	NO	0%	NO	0%	YES	100%	$ 2,020.00	70	20	71%	$ 1,442.86	$ 28.86	
4	-- 1	Arlington County Main (WM 582-5-361)	4139 S. 36th St.	29 ft	23	3.00	Copper	50	Unknown	NO	0%	YES	20%	YES	80%	$ 6,050.00	70	20	71%	$ 4,321.43	$ 86.43	
4	-- 2	4125 S. 36th St.	4123A1 S. 36th St.	17 ft	15	2.50	Copper	50	Unknown	NO	0%	NO	0%	YES	100%	$ 3,140.00	70	20	71%	$ 2,242.86	$ 44.86	
4	-- 3	4119 S. 36th St.	4117 S. 36th St.	26 ft	9	2.00	Copper	50	Unknown	NO	0%	NO	0%	YES	100%	$ 4,380.00	70	20	71%	$ 3,128.57	$ 62.57	
4	-- 4	4113 S. 36th St.	4111 S. 36th St.	20 ft	6	2.00	Copper	50	Unknown	NO	0%	NO	0%	YES	100%	$ 3,370.00	70	20	71%	$ 2,407.14	$ 48.14	
5	-- 1	Arlington County Main (WM 583-5-101)	4106 s. 36th St.	109 ft	17	2.50	Copper	50	Unknown	NO	0%	YES	8%	YES	92%	$ 20,400.00	70	20	71%	$ 14,571.43	$ 291.43	
5	-- 2	W5-1	4122 S. 36th St.	23 ft	4	1.50	Copper	50	Unknown	NO	0%	YES	15%	YES	85%	$ 3,720.00	70	20	71%	$ 2,657.14	$ 53.14	
5	-- 3	4118 A1 S.36th St.	4116A1 S. 36th St.	22 ft	9	2.00	Copper	50	Unknown	NO	0%	NO	0%	YES	100%	$ 3,710.00	70	20	71%	$ 2,650.00	$ 53.00	
5	-- 4	4112 S. 36th St.	4110 S. 36th St.	21 ft	6	2.00	Copper	50	Unknown	NO	0%	NO	0%	YES	100%	$ 3,540.00	70	20	71%	$ 2,528.57	$ 50.57	Portion of Water Line replaced by Dwyer in 2014
6	-- 1	Arlington County Main (WM 583-5-081)	4176 S. 36th St.	35 ft	24	3.00	Copper	50	Unknown	NO	0%	NO	0%	YES	100%	$ 7,090.00	70	20	71%	$ 5,064.29	$ 101.29	
6	-- 2	4172 S. 36th St.	4170 S. 36th St.	18 ft	21	3.00	Copper	50	Unknown	NO	0%	YES	10%	YES	90%	$ 3,700.00	70	20	71%	$ 2,642.86	$ 52.86	
6	-- 3	4158 S. 36th St.	4156 S. 36th St.	41 ft	14	2.50	Copper	50	Unknown	NO	0%	YES	8%	YES	92%	$ 7,670.00	70	20	71%	$ 5,478.57	$ 109.57	
6	-- 4	4146 S. 36th St.	4144 S. 36th St.	50 ft	8	2.00	Copper	50	Unknown	NO	0%	YES	12%	YES	88%	$ 8,600.00	70	20	71%	$ 6,142.86	$ 122.86	
7	-- 1	Arlington County Main (WM 583-5-061)	4200 S. 36th St.	47 ft	8	2.00	Copper	50	Unknown	NO	0%	YES	10%	YES	90%	$ 8,060.00	70	20	71%	$ 5,757.14	$ 115.14	
7	-- 2	W8-1	4212 S. 36th St.	101 ft	19	3.00	Copper	50	Unknown	NO	0%	NO	15%	YES	85%	$ 20,900.00	70	20	71%	$ 14,928.57	$ 298.57	
7	-- 3	4210 A1 S. 36th St.	3611A1 S. Taylor St. (Court 8	39 ft	5	2.00	Copper	50	Unknown	NO	0%	YES	15%	YES	85%	$ 6,740.00	70	20	71%	$ 4,814.29	$ 96.29	
8	-- 1	Arlington County Main (WM 583-5-051)	3601 S. Taylor St.	36 ft	5	2.00	Copper	50	Unknown	NO	0%	YES	15%	YES	85%	$ 6,220.00	70	20	71%	$ 4,442.86	$ 88.86	
8	-- 2	4210A1 S. 36th St (Court 7)	3615S. Taylor St.	87 ft	6	2.00	Copper	50	Unknown	NO	0%	YES	3%	YES	97%	$ 14,730.00	70	20	71%	$ 10,521.43	$ 210.43	
9	-- 1	Arlington County Main (WM 582-5-551)	3513 S. Utah St.	31 ft	22	3.00	Copper	50	Unknown	NO	0%	YES	8%	YES	92%	$ 6,350.00	70	20	71%	$ 4,535.71	$ 90.71	
9	-- 2	3523 S. Utah St.	3525 S. Utah St.	30 ft	16	2.50	Copper	50	Unknown	NO	0%	YES	25%	YES	75%	$ 5,770.00	70	20	71%	$ 4,121.43	$ 82.43	
9	-- 3	3533 S. Utah St.	3535 S. Utah St.	26 ft	8	2.00	Copper	50	Unknown	NO	0%	YES	15%	YES	85%	$ 4,500.00	70	20	71%	$ 3,214.29	$ 64.29	
10	-- 1	Arlington County Main (WM 582-5-561)	4343 S. 36th St.	32 ft	25	3.00	Copper	50	Unknown	NO	0%	YES	15%	YES	85%	$ 6,620.00	70	20	71%	$ 4,728.57	$ 94.57	
10	-- 2	4323 S. 36th St.	4321 S 36th St.	30 ft	14	2.50	Copper	50	Unknown	NO	0%	YES	20%	YES	80%	$ 5,720.00	70	20	71%	$ 4,085.71	$ 81.71	
10	-- 3	4311 S 36th St.	4309 S. 36th St.	35 ft	5	2.00	Copper	50	Unknown	NO	0%	NO	0%	YES	100%	$ 5,890.00	70	20	71%	$ 4,207.14	$ 84.14	
11	-- 1	Arlington County Main (WM 582-5-451)	3598 S. Stafford St.	45 ft	22	3.00	Copper	50	Unknown	NO	0%	YES	12%	YES	88%	$ 9,270.00	70	20	71%	$ 6,621.43	$ 132.43	
11	-- 2	3598 S. Stafford St.	4201 S. 36th St.	32 ft	16	2.50	Copper	50	Unknown	YES	65%	NO	0%	YES	35%	$ 7,780.00	70	20	71%	$ 5,557.14	$ 111.14	
11	-- 3	4209 S. 36th St.	4215 S. 36th St.	32 ft	11	2.50	Copper	50	Unknown	NO	0%	YES	10%	YES	90%	$ 6,010.00	70	20	71%	$ 4,292.86	$ 85.86	
11	-- 4	4223 S. 36th St.	4227 S. 36th St.	16 ft	6	2.00	Copper	50	Unknown	YES	100%	NO	0%	YES	0%	$ 4,130.00	70	20	71%	$ 2,950.00	$ 59.00	
11	-- 5	Unknown	Poolhouse/Maintenance Office	120 ft	1	1.00	Copper	50	Unknown	YES	40%	YES	8%	YES	52%	$ 22,430.00	70	20	71%	$ 16,021.43	$ 320.43	
12	-- 1	Arlington County Main (WM 582-5-471)	3584 S. Stafford St.	35 ft	22	3.00	Copper	50	Unknown	NO	0%	YES	20%	YES	80%	$ 7,300.00	70	20	71%	$ 5,214.29	$ 104.29	
12	-- 2	3576 S. Stafford St.	3574 S. Stafford St.	42 ft	17	2.50	Copper	50	Unknown	NO	0%	NO	0%	YES	100%	$ 7,760.00	70	20	71%	$ 5,542.86	$ 110.86	
12	-- 3	3564 S. Stafford St.	3562 S. Stafford St.	32 ft	8	2.00	Copper	50	Unknown	NO	0%	NO	0%	YES	100%	$ 5,390.00	70	20	71%	$ 3,850.00	$ 77.00	
13	-- 1	Arlington County Main (WM 582-5-491)	3544 S. Stafford St.	40 ft	23	3.00	Copper	50	Unknown	NO	0%	YES	15%	YES	85%	$ 8,280.00	70	20	71%	$ 5,914.29	$ 118.29	
13	-- 2	3534 S. Stafford St.	3532 S. Stafford St.	26 ft	14	2.50	Copper	50	Unknown	NO	0%	NO	0%	YES	100%	$ 4,800.00	70	20	71%	$ 3,428.57	$ 68.57	
13	-- 3	3524 S. Stafford St.	3522 S. Stafford St.	25 ft	9	2.00	Copper	50	Unknown	NO	0%	NO	0%	YES	100%	$ 4,210.00	70	20	71%	$ 3,007.14	$ 60.14	
14	-- 1	Arlington County Main (WM 582-5-501)	3500 S. Stafford St.	40 ft	14	2.50	Copper	50	Unknown	NO	0%	YES	10%	YES	90%	$ 7,510.00	70	20	71%	$ 5,364.29	$ 107.29	
14	-- 2	4210 S. 35th St.	4216A1 S. 35th St.	39 ft	8	2.00	Copper	50	Unknown	YES	75%	YES	12%	YES	13%	$ 9,340.00	70	20	71%	$ 6,671.43	$ 133.43	
15	-- 1	Arlington County Main (WM 582-5-521)	4226 S. 35th St.	30 ft	18	3.00	Copper	50	Unknown	NO	0%	YES	15%	YES	85%	$ 6,210.00	70	20	71%	$ 4,435.71	$ 88.71	
15	-- 2	4234 S. 35th St.	4236 S. 35th St.	30 ft	13	2.50	Copper	50	Unknown	NO	0%	NO	0%	YES	100%	$ 5,540.00	70	20	71%	$ 3,957.14	$ 79.14	
15	-- 3	4244 S. 35th St.	4246 S. 35th St.	22 ft	5	2.00	Copper	50	Unknown	NO	0%	NO	0%	YES	100%	$ 3,710.00	70	20	71%	$ 2,650.00	$ 53.00	
15	-- 4	Arlington County Main (WM 582-5-531)	4284 S. 35th St.	30 ft	18	3.00	Copper	50	Unknown	NO	0%	YES	15%	YES	85%	$ 6,210.00	70	20	71%	$ 4,435.71	$ 88.71	
15	-- 5	4276 S. 35th St.	4274 S. 35th St.	30 ft	13	2.50	Copper	50	Unknown	YES	75%	NO	0%	YES	25%	$ 7,570.00	70	20	71%	$ 5,407.14	$ 108.14	
15	-- 6	4266 S. 35th St.	4264 S. 35th St.	20 ft	5	2.00	Copper	50	Unknown	NO	0%	NO	0%	YES	100%	$ 3,370.00	70	20	71%	$ 2,407.14	$ 48.14	
16	-- 1	Arlington County Main (WM 582-5-541)	4320 S. 35th St.	28 ft	12	2.50	Copper	50	Unknown	NO	0%	YES	15%	YES	85%	$ 5,300.00	70	20	71%	$ 3,785.71	$ 75.71	
16	-- 2	Arlington County Main	4314 S. 35th St.	24 ft	6	2.00	Copper	50	Unknown	NO	0%	NO	0%	YES	100%	$ 4,040.00	70	20	71%	$ 2,885.71	$ 57.71	
														TOTALS		**$ 392,200.00**	**70**	**20**	**71.43%**	**$ 280,142.86**	**$ 5,602.86**	

Appendix A7 - Supporting Estimate for Fencing Full Funding Amount (3.3)

Location	LF of Treated Wood Patio Fence	LF of Chain Link Fence (10')	LF of Chain Link Perimeter Fence (6')	LF of Chain Link Fence (3')	LF of Aluminum Fencing - 6'	LF of Vinyl Split Rail Fencing	LF of Wood Split Rail Fencing	Wrought Iron Railings (per Section)	$ Totals per Location
Court 1	1081	0	0	0	0	0	0	0	$ 42,316.79
Court 2	874	0	0	0	0	0	0	0	$ 34,221.49
Court 3	951	0	0	0	0	0	0	3	$ 38,102.97
Court 4	894	0	0	0	0	300	0	1	$ 45,287.28
Court 5	653	0	0	0	0	0	0	12	$ 29,034.41
Court 6	989	0	0	0	0	0	0	4	$ 39,879.71
Court 7	525	0	0	0	0	0	0	4	$ 21,711.78
Court 8	604	0	0	0	0	0	0	6	$ 25,382.72
Court 9	848	0	0	0	0	0	0	2	$ 33,781.16
Court 10	939	0	0	0	0	0	0	2	$ 37,324.69
Court 11	910	0	0	0	0	0	0	0	$ 35,611.49
Court 12	843	0	0	0	0	0	0	5	$ 34,451.93
Court 13	844	0	0	0	0	0	16	0	$ 33,334.40
Court 14	486	0	0	0	0	0	0	0	$ 19,029.34
Court 15	1364	0	0	0	0	0	0	1	$ 53,696.30
Court 16	445	0	0	0	0	0	0	0	$ 17,414.20
Triple Tennis Court	0	525	0	0	0	0	0	0	$ 26,959.20
Single Tennis Court	0	350	0	0	0	0	0	0	$ 17,972.80
Swimming Pool	0	0	0	0	400	0	0	0	$ 52,814.39
Tot Lot	0	0	0	0	0	0	20	0	$ 359.46
Pickle Ball Court	0	195	0	0	0	0	0	0	$ 10,013.42
Basketball Court	0	0		80	0	0	0	0	$ 1,694.58
Perimeter Fencing			2200						$ 84,728.90
Total	**13248**	**1070**	**2200**	**80**	**400**	**300**	**36**	**40**	**$ 735,123.40**

Unit Replacement Cost (CRS - 2013$)	$ 30.50	$ 40.00	$ 30.00	$ 16.50	$ 80.00	$ 26.00	$ 14.00	$ 225.00
Unit Replacement Cost (Previous CRS - 2018$)	$ 39.16	$ 51.35	$ 38.51	$ 21.18	$ 132.04	$ 33.38	$ 17.97	$ 288.85
Unit Replacement Cost (Current CRS - 2023$)	$ 40.33	$ 52.89	$ 39.67	$ 21.82	$ 129.57	$ 34.38	$ 18.51	$ 297.51
Replacement Cost (Current Year)	$ 534,288	$ 56,594	$ 87,271	$ 1,745	$ 51,830	$ 10,314	$ 666	$ 11,901

Appendix A8 - Supporting Estimate for Exterior Lighting Full Funding Amount (3.4)

[1]Not Common Elements (Excluded from Summary Table Calculations)

	Carriage Lights									
Location	**Fixtures**	**Poles**	**New Concrete Mountings**	**Photocells**	**Exterior Conductor/ Conduit (lf)**	**Commercial Pole Lights**	Sconce Lights at Rear Entries[1]	Entry Soffit Fixtures at non-B Units[1]	**Entry Soffit Fixtures at B Units**	**$ Totals per Location (excluding non-common elements)**
Court 1	12	12	12	1	500	0	24	25	1	$ 3,050.00
Court 2	9	9	9	1	450	0	20	14	3	$ 2,675.00
Court 3	11	11	11	1	500	0	21	15	3	$ 3,125.00
Court 4	18	18	18	1	800	0	21	19	1	$ 4,400.00
Court 5	10	10	10	1	425	0	15	13	1	$ 2,600.00
Court 6	11	11	11	1	600	0	24	24	0	$ 2,675.00
Court 7	6	6	6	1	500	0	13	4	3	$ 2,000.00
Court 8	11	11	11	1	500	0	14	12	1	$ 2,825.00
Court 9	10	10	10	1	500	0	20	18	1	$ 2,600.00
Court 10	13	13	13	1	550	0	23	21	1	$ 3,275.00
Court 11	13	13	13	1	700	0	22	22	0	$ 3,125.00
Court 12	12	12	12	1	400	0	20	18	1	$ 3,050.00
Court 13	11	11	11	1	500	0	19	15	2	$ 2,975.00
Court 14	6	6	6	1	350	0	10	6	2	$ 1,850.00
Court 15	17	17	17	1	800	0	32	28	2	$ 4,325.00
Court 16	6	6	6	1	350	0	10	8	1	$ 1,700.00
Triple Tennis Court	0	0	0	0		0	0	0	0	$ -
Single Tennis Court	0	0	0	0		0	0	0	0	$ -
Swimming Pool	10	10	10	1	500	13	0	0	0	$ 27,800.00
Tot Lot	6	6	6	1	300	0	0	0	0	$ 1,550.00
Paddle Ball Court	0	0	0	0		0	0	0	0	$ -
Basketball Court	0	0	0	0		0	0	0	0	$ -
Total	**192**	**192**	**192**	**18**	**9225**	**13**	308	262	**23**	**$ 75,600.00**
Unit Estimated Replacement Cost (Current Year)	$ 225.00	$ 205.00	$ 105.00	$ 200.00	$ 12.50	$ 1,950.00	$ 50.00	$ 95.00	$ 150.00	
Replacement Cost (Current Year)	$ 43,200.00	$ 39,360.00	$ 20,160.00	$ 3,600.00	$ 115,312.50	$ 25,350.00	$ 15,400.00	$ 24,890.00	$ 3,450.00	

A9 - REVISED Supporting Estimate for Swimming Pool Full Funding Amount (4.1)

POOL ELEMENTS	Qty	Unit	Installation Year	Age (yrs)	Estimated Unit Repl. Cost (in $2018)	Est. Repl. Cost (in $2023)
Main Swimming Pool						
Whitecoat "Plaster"	3930	sf	2023	0	$ 4.24 / sf	$ 24,218.00
Coping Stone	260	lf	1997	26	$ 75.00 / lf	$ 19,500.00
Perimeter Tile	250	lf	2015	8	$ 45.00 / lf	$ 11,300.00
Transition Tile	60	lf	2023	0	$ 65.23 / lf	$ 3,900.00
Main Pool Cover	3100	sf	2017	6	$ 2.95 / sf	$ 9,100.00
Main Pool Beam/Structure Repair	1	LS	2009	14	$ 25,000.00 / LS	$ 25,000.00
Main Pool Structure Replacement	1	LS	1974	49	$ 250,000.00 / LS	$ 250,000.00
Main Swimming Pool Equipment						
Main Pool Skimmers	9	ea	2009	14	$ 1,500.00 / ea	$ 13,500.00
Main Pool Filters (Cartridge Style)	3	ea	2009	14	$ 4,250.00 / ea	$ 12,800.00
Main Pool Pump (Heavy Duty-Brass)	1	ea	2009	14	$ 10,000.00 / ea	$ 10,000.00
ADA Compliant Lift	1	ea	2023	0	$ 8,600.00 / ea	$ 8,600.00
Wading "Baby" Pool						
Whitecoat "Plaster"	340	sf	2023	0	$ 10.75 / sf	$ 3,914.00
Coping Stone	66	lf	2014	9	$ 75.00 / lf	$ 5,000.00
Perimeter Tile	57	lf	2014	9	$ 55.00 / lf	$ 3,100.00
Baby Pool Cover	390	sf	2017	6	$ 3.25 / sf	$ 1,300.00
Wading "Baby" Pool Equipment						
Wading Pool Skimmers	1	ea	2009	14	$ 1,500.00 / ea	$ 1,500.00
Wading Pool Filter (Cartridge Style)	1	ea	2009	14	$ 2,500.00 / ea	$ 2,500.00
Wading Pool Pump (Plastic)	1	ea	2009	14	$ 1,500.00 / ea	$ 1,500.00
Pool Deck						
Repair Pool Deck (7.5%)	485	sf	2017	6	$ 32.00 / sf	$ 15,500.00
Replace Pool Deck	6465	sf	1974	49	$ 14.50 / sf	$ 93,700.00

Appendix A10 - Supporting Estimate for Roofing Full Funding Amount (5.1)

CY: 2025
Cost/sq. ft.: $26.82

Roofs Scheduled for Replacement -- Based on Restoration Engineering Estimates

Court	Building	Notes	Number of Roofs	Year Last Replaced (Actual)	Year to be Replaced (Planned)	Useful Life	Remaining Useful Life	Percent Depreciated (CY)	Roof Area (sq ft)	Est. Replacement Cost (CY $)	Fully Funded Balance (CY)	Annual Depreciation Cost (CY)
1	3501-3503 S Stafford St	Vermont	1.00	2010	2110	100	85	15%	3,200	$104,091	$15,614	$1,041
1	3507-3513 S Stafford St	Vermont	1.00	1943	2038	95	13	86%	4,800	$156,137	$134,771	$1,644
1	3515-3519 S Stafford St	Vermont	1.00	2006	2106	100	81	19%	6,000	$195,171	$37,082	$1,952
1	3521-3525 S Stafford St	Vermont	1.00	1943	2038	95	13	86%	3,500	$113,850	$98,270	$1,198
1	3527-3529 S Stafford St	Vermont	1.00	2005	2105	100	80	20%	4,000	$130,114	$26,023	$1,301
2	3535-3541B S Stafford St	Vermont	0.50	2013	2113	100	88	12%	3,400	$110,597	$13,272	$1,106
2	3535-3541F S Stafford St	Vermont	0.50	2013	2113	100	88	12%	3,400	$110,597	$13,272	$1,106
2	3543-3547 S Stafford St	Vermont	1.00	1943	2039	96	14	85%	5,500	$178,907	$152,816	$1,864
2	3549-3555B S Stafford St	Vermont	0.50	2013	2113	100	88	12%	3,800	$123,608	$14,833	$1,236
2	3549-3555F S Stafford St	Vermont	0.50	2013	2113	100	88	12%	3,800	$123,608	$14,833	$1,236
3	3561-3563 S Stafford St	Vermont	1.00	2014	2114	100	89	11%	3,200	$104,091	$11,450	$1,041
3	3565-3567 S Stafford St	Vermont	1.00	2007	2107	100	82	18%	3,000	$97,585	$17,565	$976
3	3569-3573 S Stafford St	Vermont	1.00	1943	2039	96	14	85%	4,800	$156,137	$133,367	$1,626
3	3575-3579B S Stafford St	Vermont	0.50	2002	2102	100	77	23%	1,900	$61,804	$14,215	$618
3	3575-3579F S Stafford St	Vermont	0.50	2014	2114	100	89	11%	1,900	$61,804	$6,798	$618
3	3581-3585B S Stafford St	Vermont	0.50	2004	2104	100	79	21%	2,300	$74,815	$15,711	$748
3	3581-3585F S Stafford St	Vermont	0.50	2004	2104	100	79	21%	2,300	$74,815	$15,711	$748
4	4101-4111 S 36th St	Vermont	1.00	1943	2040	97	15	85%	3,700	$120,355	$101,744	$1,241
4	4113-4117Bt S 36th St	Vermont	0.50	2011	2111	100	86	14%	1,400	$45,540	$6,376	$455
4	4113-4117To S 36th St	Vermont	0.50	1996	2096	100	71	29%	1,800	$58,551	$16,980	$586
4	4123B S 36th St	Vermont	0.30	1996	2096	100	71	29%	1,230	$40,010	$11,603	$400
4	4119/21 + 4123F S 36th St	Vermont	0.70	2012	2112	100	87	13%	2,870	$93,357	$12,136	$934
4	4125-4139 S 36th St	Vermont	1.00	1943	2040	97	15	85%	6,000	$195,171	$164,990	$2,012
5	4118 S 36th St	Vermont	1.00	2012	2112	100	87	13%	4,400	$143,125	$18,606	$1,431
5	4100-4110 S 36th St	Buckingham	1.00	1943	2063	120	38	68%	3,700	$120,355	$82,243	$1,003
5	4112-4116B S 36th St	Vermont	0.50	2012	2112	100	87	13%	2,200	$71,563	$9,303	$716
5	4112-4116F S 36th St	Vermont	0.50	2012	2112	100	87	13%	2,200	$71,563	$9,303	$716
5	4122-4128 S 36th St	Vermont	1.00	2003	2103	100	78	22%	4,400	$143,125	$31,488	$1,431
6	4130-4144 S 36th St	Vermont	1.00	1943	2041	98	16	84%	6,000	$195,171	$163,306	$1,992
6	4146-4156 S 36th St	Vermont	1.00	1943	2041	98	16	84%	3,600	$117,103	$97,984	$1,195
6	4158-4170 S 36th St	Vermont	1.00	1943	2042	99	17	83%	4,500	$146,378	$121,243	$1,479
6	4172-4176 S 36th St	Vermont	1.00	1943	2042	99	17	83%	3,000	$97,585	$80,828	$986
7	4200-4208B S 36th St	Vermont	0.50	2003	2103	100	78	22%	3,350	$108,970	$23,973	$1,090
7	4200-4208F S 36th St	Vermont	0.50	2011	2111	100	86	14%	3,350	$108,970	$15,256	$1,090
7	4210-4212B S 36th St	Vermont	0.50	2011	2111	100	86	14%	2,500	$81,321	$11,385	$813
7	4210-4212F S 36th St	Vermont	0.50	1998	2098	100	73	27%	2,500	$81,321	$21,957	$813
8	3601-3609B S Taylor St	Vermont	0.50	2017	2117	100	92	8%	2,000	$65,057	$5,205	$651
8	3601-3609F S Taylor St	Vermont	0.50	2000	2100	100	75	25%	2,000	$65,057	$16,264	$651
8	3611-3613 S Taylor St	Vermont	1.00	2003	2103	100	78	22%	3,200	$104,091	$22,900	$1,041
8	3615-3625 S Taylor St	Vermont	1.00	2006	2106	100	81	19%	3,600	$117,103	$22,249	$1,171
9	3513-3523 S Utah Street	Buckingham	1.00	1943	2063	120	38	68%	4,400	$143,125	$97,802	$1,193
9	3525-3533B S Utah Street	Vermont	0.50	1999	2099	100	74	26%	2,900	$94,333	$24,526	$943
9	3525-3533F S Utah Street	Vermont	0.50	2015	2115	100	90	10%	2,900	$94,333	$9,433	$943
9	3535-3549B S Utah Street	Vermont	0.50	2001	2101	100	76	24%	3,900	$126,861	$30,447	$1,269
9	3535-3549F S Utah Street	Vermont	0.50	2015	2115	100	90	10%	3,900	$126,861	$12,686	$1,269
10	4301-4309B S 36th St	Vermont	0.50	2003	2103	100	78	22%	2,000	$65,057	$14,313	$651
10	4301-4309F S 36th St	Vermont	0.50	2015	2115	100	90	10%	2,000	$65,057	$6,506	$651
10	4311-4321 S 36th St	Vermont	1.00	1943	2043	100	18	82%	5,600	$182,159	$149,371	$1,822
10	4323-4343B S 36th St	Vermont	0.50	2015	2115	100	90	10%	4,300	$139,872	$13,987	$1,399
10	4323-4343F S 36th St	Vermont	0.50	2000	2100	100	75	25%	4,300	$139,872	$34,968	$1,399
11	3588-3598 S Stafford St	Vermont	1.00	1943	2044	101	19	81%	4,400	$143,125	$116,201	$1,417
11	4201-4209 S 36th St	Vermont	1.00	1943	2044	101	19	81%	4,000	$130,114	$105,637	$1,288
11	4215-4223 S 36th St	Vermont	1.00	1943	2045	102	20	80%	3,500	$113,850	$91,526	$1,116
11	4227-4237 S 36th St	Vermont	1.00	1943	2045	102	20	80%	5,200	$169,148	$135,982	$1,658
11	Pool House	Vermont	1.00	2009	2109	100	84	16%	3,000	$97,585	$15,614	$976

Appendix A10 - Supporting Estimate for Roofing Full Funding Amount (5.1)

CY: 2025
Cost/sq. ft.: $26.82

Roofs Scheduled for Replacement -- Based on Restoration Engineering Estimates

Court	Building	Notes	Number of Roofs	Year Last Replaced (Actual)	Year to be Replaced (Planned)	Useful Life	Remaining Useful Life	Percent Depreciated (CY)	Roof Area (sq ft)	Est. Replacement Cost (CY $)	Fully Funded Balance (CY)	Annual Depreciation Cost (CY)
12	3548-3562 S Stafford St	Buckingham	1.00	1943	2063	120	38	68%	7,000	$227,699	$155,595	$1,897
12	3564-3574B S Stafford St	Vermont	0.50	2017	2117	100	92	8%	3,500	$113,850	$9,108	$1,138
12	3564-3574F S Stafford St	Vermont	0.50	1997	2097	100	72	28%	3,500	$113,850	$31,878	$1,138
12	3576-3584B S Stafford St	Vermont	0.50	1998	2098	100	73	27%	1,900	$61,804	$16,687	$618
12	3576-3584F S Stafford St	Vermont	0.50	2017	2117	100	92	8%	1,900	$61,804	$4,944	$618
13	3512-3522B S Stafford St	Vermont	0.50	2018	2118	100	93	7%	2,800	$91,080	$6,376	$911
13	3512-3522F S Stafford St	Vermont	0.50	1995	2095	100	70	30%	2,800	$91,080	$27,324	$911
13	3524-3532 S Stafford St	Vermont	1.00	2010	2110	100	85	15%	4,000	$130,114	$19,517	$1,301
13	3534-3544B S Stafford St	Vermont	0.50	1998	2098	100	73	27%	3,500	$113,850	$30,739	$1,138
13	3534-3544F S Stafford St	Vermont	0.50	2018	2118	100	93	7%	3,500	$113,850	$7,969	$1,138
14	4204-4210B S Stafford St	Vermont	0.32	2004	2104	100	79	21%	1,280	$41,636	$8,744	$416
14	4202B S 35th + 3500B S Stafford St	Vermont	0.16	1996	2096	100	71	29%	640	$20,818	$6,037	$208
14	4202-4210F S 35th + 3500F S Stafford S	Vermont	0.52	2014	2114	100	89	11%	2,080	$67,659	$7,443	$677
14	4216-4218 S 35th St	Vermont	1.00	2010	2110	100	85	15%	4,000	$130,114	$19,517	$1,301
15	4226-4234 S 35th St	Vermont	1.00	2018	2118	100	93	7%	2,200	$71,563	$5,009	$716
15	4236-4244B S 35th St	Vermont	0.50	1998	2098	100	73	27%	2,700	$87,827	$23,713	$878
15	4236-4244F S 35th St	Vermont	0.50	1943	2046	103	21	80%	2,700	$87,827	$69,920	$853
15	4246-4254B S 35th St	Vermont	0.50	2007	2107	100	82	18%	1,800	$58,551	$10,539	$586
15	4246-4254F S 35th St	Vermont	0.50	2018	2118	100	93	7%	1,800	$58,551	$4,099	$586
15	4256-4264 S 35th St	Vermont	1.00	2007	2107	100	82	18%	3,600	$117,103	$21,078	$1,171
15	4266-4270B S 35th St	Vermont	0.35	2018	2118	100	93	7%	1,700	$55,298	$3,871	$553
15	4266-4274F + 4272/4B S 35th St	Vermont	0.65	1999	2099	100	74	26%	3,175	$103,278	$26,852	$1,033
15	4276-4284 S 35th St	Vermont	1.00	1943	2046	103	21	80%	2,400	$78,068	$62,151	$758
16	4300-4304 S 35th St	Vermont	1.00	1943	2047	104	22	79%	4,000	$130,114	$102,590	$1,251
16	4310-4320 S 35th St	Vermont	1.00	1943	2047	104	22	79%	4,400	$143,125	$112,849	$1,376
Totals			57.00						263,475	**$8,570,440**	**$3,456,473**	**$85,117**
Avg. Per Building									4,622	$150,359	$60,640	$1,493
Avg. Per Square Foot						101	60	40%		$32.53	$13.12	

Appendix A11 - Supporting Estimate for Gable Dormers

CY: 2023
Cost/sq. ft.: $ 72.50

Attic Dormers (Gable)

Court Dormer	Address	Dormer Type	Slate Type	Condition	Year Last Replaced (actual)	Year to be Replaced (planned)	Useful Life (years)	Remaining Useful Life (years)	Percent Depreciated (CY)	Dormer Area (ft^2)	Est. Replacement Cost (CY $)	Fully Funded Balance (CY)	Annual Depreciation Cost (CY)
1 - 1	Unit 1 3501 B1 F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	2010	2110	100	85	15%	20	$ 1,758	$ 264	$ 18
1 - 2	Unit 1 3501 B1 F S. Stafford Street Unit 2 3501 B2 F	Gable	Vermont	Unknown	2010	2110	100	85	15%	20	$ 1,758	$ 264	$ 18
1 - 3	Unit 1 3501 B2 F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	2010	2110	100	85	15%	20	$ 1,758	$ 264	$ 18
1 - 4	Unit 1 3509 B F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
1 - 5	Unit 1 3509 B F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
1 - 6	Unit 1 3517 A F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	2006	2106	100	81	19%	20	$ 1,758	$ 334	$ 18
1 - 7	Unit 1 3517 A F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	2006	2106	100	81	19%	20	$ 1,758	$ 334	$ 18
1 - 8	Unit 1 3517 A B S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	2006	2106	100	81	19%	20	$ 1,758	$ 334	$ 18
1 - 9	Unit 1 3517 A B S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	2006	2106	100	81	19%	20	$ 1,758	$ 334	$ 18
1 - 10	Unit 1 3519 A F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	2006	2106	100	81	19%	20	$ 1,758	$ 334	$ 18
1 - 11	Unit 1 3519 A F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	2006	2106	100	81	19%	20	$ 1,758	$ 334	$ 18
1 - 12	Unit 1 3523 A F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
1 - 13	Unit 1 3523 A F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
2 - 1	Unit 1 3537 B1 F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	2013	2113	100	88	12%	20	$ 1,758	$ 211	$ 18
2 - 2	Unit 1 3537 B1 F S. Stafford Street Unit 2 3537 B1 F	Gable	Vermont	Unknown	2013	2113	100	88	12%	20	$ 1,758	$ 211	$ 18
2 - 3	Unit 1 3537 B2 F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	2013	2113	100	88	12%	20	$ 1,758	$ 211	$ 18
2 - 4	Unit 1 3545 B1 F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
2 - 5	Unit 1 3545 B1 F S. Stafford Street Unit 2 3545 B2 F	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
2 - 6	Unit 1 3545 B2 F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
2 - 7	Unit 1 3551 B1 F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	2013	2113	100	88	12%	20	$ 1,758	$ 211	$ 18
2 - 8	Unit 1 3551 B1 F S. Stafford Street Unit 2 3551 B2 F	Gable	Vermont	Unknown	2013	2113	100	88	12%	20	$ 1,758	$ 211	$ 18
2 - 9	Unit 1 3551 B2 F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	2013	2113	100	88	12%	20	$ 1,758	$ 211	$ 18
3 - 1	Unit 1 3563 B1 F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	2014	2114	100	89	11%	20	$ 1,758	$ 193	$ 18
3 - 2	Unit 1 3563 B1 F S. Stafford Street Unit 2 3563 B2 F	Gable	Vermont	Unknown	2014	2114	100	89	11%	20	$ 1,758	$ 193	$ 18
3 - 3	Unit 1 3563 B2 F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	2014	2114	100	89	11%	20	$ 1,758	$ 193	$ 18
3 - 4	Unit 1 3571 B1 F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
3 - 5	Unit 1 3571 B1 F S. Stafford Street Unit 2 3571 B2 F	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
3 - 6	Unit 1 3571 B2 F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
3 - 7	Unit 1 3575 B F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	2014	2114	100	89	11%	20	$ 1,758	$ 193	$ 18
3 - 8	Unit 1 3577 B F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	2014	2114	100	89	11%	20	$ 1,758	$ 193	$ 18
3 - 9	Unit 1 3581 B1 F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	2004	2104	100	79	21%	20	$ 1,758	$ 369	$ 18
3 - 10	Unit 1 3581 B1 F S. Stafford Street Unit 2 3581 B2 F	Gable	Vermont	Unknown	2004	2104	100	79	21%	20	$ 1,758	$ 369	$ 18
3 - 11	Unit 1 3581 B2 F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	2004	2104	100	79	21%	20	$ 1,758	$ 369	$ 18
3 - 12	Unit 1 3583 F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	2004	2104	100	79	21%	20	$ 1,758	$ 369	$ 18
3 - 13	Unit 1 3585 F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	2004	2104	100	79	21%	20	$ 1,758	$ 369	$ 18

Appendix A11 - Supporting Estimate for Gable Dormers

CY: 2023
Cost/sq. ft.: $ 72.50

Attic Dormers (Gable)

Court Dormer	Address	Dormer Type	Slate Type	Condition	Year Last Replaced (actual)	Year to be Replaced (planned)	Useful Life (years)	Remaining Useful Life (years)	Percent Depreciated (CY)	Dormer Area (ft^2)	Est. Replacement Cost (CY $)	Fully Funded Balance (CY)	Annual Depreciation Cost (CY)
4 - 1	Unit 1 4139 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
4 - 2	Unit 1 4137 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
4 - 3	Unit 1 4135 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
4 - 4	Unit 1 4135 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
4 - 5	Unit 1 4135 B S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
4 - 6	Unit 1 4135 B S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
4 - 7	Unit 1 4131 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
4 - 8	Unit 1 4129 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
4 - 9	Unit 1 4123 B1 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	2012	2112	100	87	13%	20	$ 1,758	$ 229	$ 18
4 - 10	Unit 1 4123 B1 F S. 36th Street Unit 2 4123 B2	Gable	Vermont	Unknown	2012	2112	100	87	13%	20	$ 1,758	$ 229	$ 18
4 - 11	Unit 1 4123 B2 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	2012	2112	100	87	13%	20	$ 1,758	$ 229	$ 18
4 - 12	Unit 1 4121 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	2012	2112	100	87	13%	20	$ 1,758	$ 229	$ 18
4 - 13	Unit 1 4119 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	2012	2112	100	87	13%	20	$ 1,758	$ 229	$ 18
4 - 14	Unit 1 4109 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
4 - 15	Unit 1 4107 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
4 - 16	Unit 1 4103 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
4 - 17	Unit 1 4101 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
5 - 1	Unit 1 4100 F S. 36th Street Unit 2 n/a	Gable	Buckingham	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
5 - 2	Unit 1 4102 F S. 36th Street Unit 2 n/a	Gable	Buckingham	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
5 - 3	Unit 1 4106 F S. 36th Street Unit 2 n/a	Gable	Buckingham	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
5 - 4	Unit 1 4108 F S. 36th Street Unit 2 n/a	Gable	Buckingham	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
6 - 1	Unit 1 4130 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
6 - 2	Unit 1 4132 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
6 - 3	Unit 1 4134 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
6 - 4	Unit 1 4134 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
6 - 5	Unit 1 4134 B S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
6 - 6	Unit 1 4134 B S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
6 - 7	Unit 1 4138 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
6 - 8	Unit 1 4140 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
6 - 9	Unit 1 4164 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
6 - 10	Unit 1 4164 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18

Appendix A11 - Supporting Estimate for Gable Dormers

CY: 2023
Cost/sq. ft.: $ 72.50

Attic Dormers (Gable)

Court Dormer	Address	Dormer Type	Slate Type	Condition	Year Last Replaced (actual)	Year to be Replaced (planned)	Useful Life (years)	Remaining Useful Life (years)	Percent Depreciated (CY)	Dormer Area (ft^2)	Est. Replacement Cost (CY $)	Fully Funded Balance (CY)	Annual Depreciation Cost (CY)
7 - 1	Unit 1 4204 B1 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	2011	2111	100	86	14%	20	$ 1,758	$ 246	$ 18
7 - 2	Unit 1 4204 B1 F S. 36th Street Unit 2 4204 B2 F	Gable	Vermont	Unknown	2011	2111	100	86	14%	20	$ 1,758	$ 246	$ 18
7 - 3	Unit 1 4204 B2 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	2011	2111	100	86	14%	20	$ 1,758	$ 246	$ 18
7 - 4	Unit 1 4210 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	2011	2111	100	86	14%	20	$ 1,758	$ 246	$ 18
7 - 5	Unit 1 4212 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	2011	2111	100	86	14%	20	$ 1,758	$ 246	$ 18
8 - 1	Unit 1 3603 F S. Taylor Street Unit 2 n/a	Gable	Vermont	Unknown	2000	2100	100	75	25%	20	$ 1,758	$ 440	$ 18
8 - 2	Unit 1 3605 F S. Taylor Street Unit 2 n/a	Gable	Vermont	Unknown	2000	2100	100	75	25%	20	$ 1,758	$ 440	$ 18
8 - 3	Unit 1 3607 F S. Taylor Street Unit 2 n/a	Gable	Vermont	Unknown	2000	2100	100	75	25%	20	$ 1,758	$ 440	$ 18
8 - 4	Unit 1 3611 B1 F S. Taylor Street Unit 2 n/a	Gable	Vermont	Unknown	2003	2103	100	78	22%	20	$ 1,758	$ 387	$ 18
8 - 5	Unit 1 3611 B1 F S. Taylor Street Unit 2 3611 B2 F	Gable	Vermont	Unknown	2003	2103	100	78	22%	20	$ 1,758	$ 387	$ 18
8 - 6	Unit 1 3611 B2 F S. Taylor Street Unit 2 n/a	Gable	Vermont	Unknown	2003	2103	100	78	22%	20	$ 1,758	$ 387	$ 18
9 - 1	Unit 1 3517 F S. Utah Street Unit 2 n/a	Gable	Buckingham	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
9 - 2	Unit 1 3517 F S. Utah Street Unit 2 n/a	Gable	Buckingham	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
9 - 3	Unit 1 3517 B S. Utah Street Unit 2 n/a	Gable	Buckingham	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
9 - 4	Unit 1 3517 B S. Utah Street Unit 2 n/a	Gable	Buckingham	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
9 - 5	Unit 1 3521 F S. Utah Street Unit 2 n/a	Gable	Buckingham	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
9 - 6	Unit 1 3521 F S. Utah Street Unit 2 n/a	Gable	Buckingham	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
9 - 7	Unit 1 3529 B1 F S. Utah Street Unit 2 n/a	Gable	Vermont	Unknown	2015	2115	100	90	10%	20	$ 1,758	$ 176	$ 18
9 - 8	Unit 1 3529 B1 F S. Utah Street Unit 2 3529 B2 F	Gable	Vermont	Unknown	2015	2115	100	90	10%	20	$ 1,758	$ 176	$ 18
9 - 9	Unit 1 3529 B2 F S. Utah Street Unit 2 n/a	Gable	Vermont	Unknown	2015	2115	100	90	10%	20	$ 1,758	$ 176	$ 18
9 - 10	Unit 1 3539 F S. Utah Street Unit 2 n/a	Gable	Vermont	Unknown	2015	2115	100	90	10%	20	$ 1,758	$ 176	$ 18
9 - 11	Unit 1 3541 F S. Utah Street Unit 2 n/a	Gable	Vermont	Unknown	2015	2115	100	90	10%	20	$ 1,758	$ 176	$ 18
9 - 12	Unit 1 3545 F S. Utah Street Unit 2 n/a	Gable	Vermont	Unknown	2015	2115	100	90	10%	20	$ 1,758	$ 176	$ 18
9 - 13	Unit 1 3545 F S. Utah Street Unit 2 n/a	Gable	Vermont	Unknown	2015	2115	100	90	10%	20	$ 1,758	$ 176	$ 18
9 - 14	Unit 1 3545 B S. Utah Street Unit 2 n/a	Gable	Vermont	Unknown	2001	2101	100	76	24%	20	$ 1,758	$ 422	$ 18
9 - 15	Unit 1 3545 B S. Utah Street Unit 2 n/a	Gable	Vermont	Unknown	2001	2101	100	76	24%	20	$ 1,758	$ 422	$ 18
9 - 16	Unit 1 3547 F S. Utah Street Unit 2 n/a	Gable	Vermont	Unknown	2015	2115	100	90	10%	20	$ 1,758	$ 176	$ 18
9 - 17	Unit 1 3549 F S. Utah Street Unit 2 n/a	Gable	Vermont	Unknown	2015	2115	100	90	10%	20	$ 1,758	$ 176	$ 18

Appendix A11 - Supporting Estimate for Gable Dormers

CY: 2023
Cost/sq. ft.: $ 72.50

Attic Dormers (Gable)

Court Dormer	Address	Dormer Type	Slate Type	Condition	Year Last Replaced (actual)	Year to be Replaced (planned)	Useful Life (years)	Remaining Useful Life (years)	Percent Depreciated (CY)	Dormer Area (ft^2)	Est. Replacement Cost (CY $)	Fully Funded Balance (CY)	Annual Depreciation Cost (CY)
10 - 1	Unit 1 4339 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	2000	2100	100	75	25%	20	$ 1,758	$ 440	$ 18
10 - 2	Unit 1 4339 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	2000	2100	100	75	25%	20	$ 1,758	$ 440	$ 18
10 - 3	Unit 1 4339 B S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	2015	2115	100	90	10%	20	$ 1,758	$ 176	$ 18
10 - 4	Unit 1 4339 B S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	2015	2115	100	90	10%	20	$ 1,758	$ 176	$ 18
10 - 5	Unit 1 4335 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	2000	2100	100	75	25%	20	$ 1,758	$ 440	$ 18
10 - 6	Unit 1 4335 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	2000	2100	100	75	25%	20	$ 1,758	$ 440	$ 18
10 - 7	Unit 1 4317 B1 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
10 - 8	Unit 1 4317 B1 F S. 36th Street Unit 2 4317 B2 F	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
10 - 9	Unit 1 4317 B2 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
10 - 10	Unit 1 4307 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	2015	2115	100	90	10%	20	$ 1,758	$ 176	$ 18
10 - 11	Unit 1 4303 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	2015	2115	100	90	10%	20	$ 1,758	$ 176	$ 18
11 - 1	Unit 1 3592 F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
11 - 2	Unit 1 3592 F S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
11 - 3	Unit 1 3592 B S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
11 - 4	Unit 1 3592 B S. Stafford Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
11 - 5	Unit 1 3596 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
11 - 6	Unit 1 3596 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
11 - 7	Unit 1 4203 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
11 - 8	Unit 1 4205 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
11 - 9	Unit 1 4207 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
11 - 10	Unit 1 4217 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
11 - 11	Unit 1 4217 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
11 - 12	Unit 1 4229 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
11 - 13	Unit 1 4229 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
11 - 14	Unit 1 4233 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
11 - 15	Unit 1 4233 F S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
11 - 16	Unit 1 4233 B S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
11 - 17	Unit 1 4233 B S. 36th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18

Appendix A11 - Supporting Estimate for Gable Dormers

CY: 2023
Cost/sq. ft.: $ 72.50

Attic Dormers (Gable)

Court Dormer	Address	Dormer Type	Slate Type	Condition	Year Last Replaced (actual)	Year to be Replaced (planned)	Useful Life (years)	Remaining Useful Life (years)	Percent Depreciated (CY)	Dormer Area (ft^2)	Est. Replacement Cost (CY $)	Fully Funded Balance (CY)	Annual Depreciation Cost (CY)
12 - 1	Unit 1 3552 F S. Stafford Street	Gable	Buckingham	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
	Unit 2 n/a												
12 - 2	Unit 1 3554 F S. Stafford Street	Gable	Buckingham	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
	Unit 2 n/a												
12 - 3	Unit 1 3558 F S. Stafford Street	Gable	Buckingham	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
	Unit 2 n/a												
12 - 4	Unit 1 3558 F S. Stafford Street	Gable	Buckingham	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
	Unit 2 n/a												
12 - 5	Unit 1 3558 B S. Stafford Street	Gable	Buckingham	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
	Unit 2 n/a												
12 - 6	Unit 1 3558 B S. Stafford Street	Gable	Buckingham	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
	Unit 2 n/a												
12 - 7	Unit 1 3560 F S. Stafford Street	Gable	Buckingham	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
	Unit 2 n/a												
12 - 8	Unit 1 3562 F S. Stafford Street	Gable	Buckingham	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
	Unit 2 n/a												
12 - 9	Unit 1 3570 B2 F S. Stafford Street	Gable	Vermont	Unknown	1997	2097	100	72	28%	20	$ 1,758	$ 492	$ 18
	Unit 2 n/a												
12 - 10	Unit 1 3570 B2 F S. Stafford Street	Gable	Vermont	Unknown	1997	2097	100	72	28%	20	$ 1,758	$ 492	$ 18
	Unit 2 3570 B1 F												
12 - 11	Unit 1 3570 B1 F S. Stafford Street	Gable	Vermont	Unknown	1997	2097	100	72	28%	20	$ 1,758	$ 492	$ 18
	Unit 2 n/a												
12 - 12	Unit 1 3578 F S. Stafford Street	Gable	Vermont	Unknown	2017	2117	100	92	8%	20	$ 1,758	$ 141	$ 18
	Unit 2 n/a												
12 - 13	Unit 1 3582 F S. Stafford Street	Gable	Vermont	Unknown	2017	2117	100	92	8%	20	$ 1,758	$ 141	$ 18
	Unit 2 n/a												
13 - 1	Unit 1 3520 B2 F S. Stafford Street	Gable	Vermont	Unknown	1995	2095	100	70	30%	20	$ 1,758	$ 528	$ 18
	Unit 2 n/a												
13 - 2	Unit 1 3520 B2 F S. Stafford Street	Gable	Vermont	Unknown	1995	2095	100	70	30%	20	$ 1,758	$ 528	$ 18
	Unit 2 3520 B F												
13 - 3	Unit 1 3520 B1 F S. Stafford Street	Gable	Vermont	Unknown	1995	2095	100	70	30%	20	$ 1,758	$ 528	$ 18
	Unit 2 n/a												
13 - 4	Unit 1 3526 F S. Stafford Street	Gable	Vermont	Unknown	2010	2110	100	85	15%	20	$ 1,758	$ 264	$ 18
	Unit 2 n/a												
13 - 5	Unit 1 3530 F S. Stafford Street	Gable	Vermont	Unknown	2010	2110	100	85	15%	20	$ 1,758	$ 264	$ 18
	Unit 2 n/a												
13 - 6	Unit 1 3536 B2 F S. Stafford Street	Gable	Vermont	Unknown	2018	2118	100	93	7%	20	$ 1,758	$ 123	$ 18
	Unit 2 n/a												
13 - 7	Unit 1 3536 B2 F S. Stafford Street	Gable	Vermont	Unknown	2018	2118	100	93	7%	20	$ 1,758	$ 123	$ 18
	Unit 2 3536 B1 F												
13 - 8	Unit 1 3536 B1 F S. Stafford Street	Gable	Vermont	Unknown	2018	2118	100	93	7%	20	$ 1,758	$ 123	$ 18
	Unit 2 n/a												
14 - 1	Unit 1 4216 F S. 35th Street	Gable	Vermont	Unknown	2010	2110	100	85	15%	20	$ 1,758	$ 264	$ 18
	Unit 2 n/a												
14 - 2	Unit 1 4218 F S. 35th Street	Gable	Vermont	Unknown	2010	2110	100	85	15%	20	$ 1,758	$ 264	$ 18
	Unit 2 n/a												

Appendix A11 - Supporting Estimate for Gable Dormers

CY: 2023
Cost/sq. ft.: $ 72.50

Attic Dormers (Gable)

Court Dormer	Address	Dormer Type	Slate Type	Condition	Year Last Replaced (actual)	Year to be Replaced (planned)	Useful Life (years)	Remaining Useful Life (years)	Percent Depreciated (CY)	Dormer Area (ft^2)	Est. Replacement Cost (CY $)	Fully Funded Balance (CY)	Annual Depreciation Cost (CY)
15 - 1	Unit 1 4228 F S. 35th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
15 - 2	Unit 1 4230 F S. 35th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
15 - 3	Unit 1 4232 F S. 35th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
15 - 4	Unit 1 4240 B1 F S. 35th Street Unit 2 n/a	Gable	Vermont	Unknown	2018	2118	100	93	7%	20	$ 1,758	$ 123	$ 18
15 - 5	Unit 1 4240 B1 F S. 35th Street Unit 2 4240 B2 F	Gable	Vermont	Unknown	2018	2118	100	93	7%	20	$ 1,758	$ 123	$ 18
15 - 6	Unit 1 4240 B2 F S. 35th Street Unit 2 n/a	Gable	Vermont	Unknown	2018	2118	100	93	7%	20	$ 1,758	$ 123	$ 18
15 - 7	Unit 1 4252 F S. 35th Street Unit 2 n/a	Gable	Vermont	Unknown	2018	2118	100	93	7%	20	$ 1,758	$ 123	$ 18
15 - 8	Unit 1 4252 F S. 35th Street Unit 2 n/a	Gable	Vermont	Unknown	2018	2118	100	93	7%	20	$ 1,758	$ 123	$ 18
15 - 9	Unit 1 4258 F S. 35th Street Unit 2 n/a	Gable	Vermont	Unknown	2007	2107	100	82	18%	20	$ 1,758	$ 317	$ 18
15 - 10	Unit 1 4258 F S. 35th Street Unit 2 n/a	Gable	Vermont	Unknown	2007	2107	100	82	18%	20	$ 1,758	$ 317	$ 18
15 - 11	Unit 1 4270 B1 F S. 35th Street Unit 2 n/a	Gable	Vermont	Unknown	1999	2099	100	74	26%	20	$ 1,758	$ 457	$ 18
15 - 12	Unit 1 4270 B1 F S. 35th Street Unit 2 4270 B2 F	Gable	Vermont	Unknown	1999	2099	100	74	26%	20	$ 1,758	$ 457	$ 18
15 - 13	Unit 1 4270 B2 F S. 35th Street Unit 2 n/a	Gable	Vermont	Unknown	1999	2099	100	74	26%	20	$ 1,758	$ 457	$ 18
15 - 14	Unit 1 4278 F S. 35th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
15 - 15	Unit 1 4280 F S. 35th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
15 - 16	Unit 1 4282 F S. 35th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
16 - 1	Unit 1 4300 B1 F S. 35th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
16 - 2	Unit 1 4300 B1 F S. 35th Street Unit 2 4300 B2 F	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
16 - 3	Unit 1 4300 B2 F S. 35th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
16 - 4	Unit 1 4302 F S. 35th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
16 - 5	Unit 1 4304 F S. 35th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
16 - 6	Unit 1 4312 F S. 35th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
16 - 7	Unit 1 4312 F S. 35th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
16 - 8	Unit 1 4316 F S. 35th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
16 - 9	Unit 1 4316 F S. 35th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
16 - 10	Unit 1 4316 B S. 35th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18
16 - 11	Unit 1 4316 B S. 35th Street Unit 2 n/a	Gable	Vermont	Unknown	1943	2043	100	18	82%	20	$ 1,758	$ 1,442	$ 18

TOTALS/AVERAGES

Year Last Replaced	Year to be Replaced	Useful Life	Remaining Useful Life	Percent Depreciated	Est. Replacement Cost
1976	2076	100.0	50.6	49%	$ 302,448

Appendix A12 - Supporting Estimate for B-Unit Elements (6.1)

Court	Address	#Doors	#Windows/ Sidelites	#Mailboxes
1	3501 S. Stafford	1	2	1
2	3537 S. Stafford	1	2	1
2	3545 S. Stafford	1	2	1
2	3551 S. Stafford	1	2	1
3	3563 S. Stafford	1	2	1
3	3571 S. Stafford	1	2	1
3	3581 S. Stafford	1	2	1
4	4123 S. 36th Street	1	2	1
5	4118 S. 36th Street	1	2	1
7	4204 S. 36th Street	1	2	1
7	4210 S. 36th Street	1	2	1
7	4212 S. 36th Street	1	2	1
8	3611 S. Taylor Street	1	2	1
9	3529 S. Utah Street	1	2	1
10	4317 S. 36th Street	1	2	1
12	3570 S. Stafford Street	1	2	1
13	3520 S. Stafford Street	1	2	1
13	3536 S. Stafford Street	1	2	1
14	4216 S. 35th Street	1	2	1
14	4218 S. 35th Street	1	2	1
15	4240 S. 35th Street	1	2	1
15	4270 S. 35th Street	1	2	1
16	4300 S. 35th Street	1	2	1
	Total Quantity	23	46	23
	Unit Cost for Replacement	$ 1,819.05	$ 757.94	$ 606.35
	Total Costs	**$ 41,838.24**	**$ 34,865.20**	**$ 13,946.08**

Appendix A13 - Supporting Estimate for Chimney Caps and Chimney Masonry

Unit Cost of Chimney Cap Fabrication (per sf)	$ 212.22	Unit Cost of Chimney Repointing (sf)	$ 48.51
Unit Cost of Chimney Cap Installation (each)	$ 788.26		

			Chimney INFO				Chimney Vent/Screen Information								Chimney Cap Information								Masonry Information					
Court	Chimney	Address	Wdth (in)	Lgth (In)	Ht above pk (In)	Roof Pitch (?:12)	# of Vents	Vents Covered	Vent Cover Type	Approx. Age (years)	Condition	Useful Life (yrs)	Remain. Useful Life	Prop. Repl. Year	Estimated Replacement Cost (2018$)	Cap?	Type	Approx. Age (years)	Condition	Useful Life (yrs)	Remain. Useful Life	Prop. Repl. Year	Estimated Replacement Cost (2018$)	Estimated SF of Masonry	Condition of Masonry	Useful Life (yrs)	Remain. Useful Life	Proposed Year of Repair	Estimated Rep./Repl. Cost (2018$)
1	1	Unit 1 3501 A1 S. Stafford Street Unit 2 3501 B1	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Average	60	15	2033	$ 1,212.70
1	2	Unit 1 3501 A2 S. Stafford Street Unit 2 3501 B2	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Average	60	15	2033	$ 1,212.70
1	3	Unit 1 3509 A S. Stafford Street Unit 2 3509 B	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
1	4	Unit 1 3509 B S. Stafford Street Unit 2 3511	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
1	5	Unit 1 3515 B S. Stafford Street Unit 2 n/a	20	36	40	7	4	NO	n/a	??	n/a	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	23.80	Unknown	60	??	??	$ 1,154.49
1	6	Unit 1 3517 A S. Stafford Street Unit 2 n/a	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
1	7	Unit 1 3517 B S. Stafford Street Unit 2 n/a	20	36	40	10	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	24.60	Unknown	60	??	??	$ 1,193.30
1	8	Unit 1 3519 B S. Stafford Street Unit 2 n/a	20	36	40	10	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	24.60	Unknown	60	??	??	$ 1,193.30
1	9	Unit 1 3521 S. Stafford Street Unit 2 3523 A	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
1	10	Unit 1 3523 A S. Stafford Street Unit 2 3523 B	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
1	11	Unit 1 3525 B S. Stafford Street Unit 2 n/a	20	36	40	7	4	NO	n/a	??	n/a	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	23.80	Unknown	60	??	??	$ 1,154.49
1	12	Unit 1 3527 A S. Stafford Street Unit 2 n/a	20	68	40	7	8	YES	Pref. Al	2	Excellent	25	23	2041	$ 235.00	YES	Copper	26	Good	50	24	2042	$ 2,790.00	35.00	Unknown	60	??	??	$ 1,697.78
1	13	Unit 1 3529 B S. Stafford Street Unit 2 n/a	20	68	40	7	8	YES	Pref. Al	2	Excellent	25	23	2041	$ 235.00	YES	Copper	26	Good	50	24	2042	$ 2,790.00	35.00	Unknown	60	??	??	$ 1,697.78
2	1	Unit 1 3535 A S. Stafford Street Unit 2 3535 B	20	52	40	12	6	YES	Pref. Al	2	Excellent	25	23	2041	$ 210.00	YES	Copper	26	Good	50	24	2042	$ 2,320.00	31.20	Unknown	60	??	??	$ 1,513.45
2	2	Unit 1 3537 A1 S. Stafford Street Unit 2 3537 B1	20	36	40	12	4	YES	Pref. Al	7	Good	25	18	2036	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
2	3	Unit 1 3537 A2 S. Stafford Street Unit 2 3537 B2	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
2	4	Unit 1 3539 A S. Stafford Street Unit 2 3539 B	20	52	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 2,320.00	31.20	Unknown	60	??	??	$ 1,513.45
2	5	Unit 1 3545 A1 S. Stafford Street Unit 2 3545 B1	20	36	40	12	6	YES	Pref. Al	2	Excellent	25	23	2041	$ 210.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
2	6	Unit 1 3545 A2 S. Stafford Street Unit 2 3545 B2	20	36	40	12	6	YES	Pref. Al	2	Excellent	25	23	2041	$ 210.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
2	7	Unit 1 3549 A S. Stafford Street Unit 2 3549 B	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
2	8	Unit 1 3551 A1 S. Stafford Street Unit 2 3551 B1	20	36	40	12	6	YES	Pref. Al	2	Excellent	25	23	2041	$ 210.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
2	9	Unit 1 3551 A2 S. Stafford Street Unit 2 3551 B2	20	36	40	12	6	YES	Pref. Al	2	Excellent	25	23	2041	$ 210.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
2	10	Unit 1 3553 A S. Stafford Street Unit 2 3553 B	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70

Appendix A13 - Supporting Estimate for Chimney Caps and Chimney Masonry

Unit Cost of Chimney Cap Fabrication (per sf)	$ 212.22	Unit Cost of Chimney Repointing (sf)	$ 48.51
Unit Cost of Chimney Cap Installation (each)	$ 788.26		

			Chimney INFO				Chimney Vent/Screen Information								Chimney Cap Information								Masonry Information					
Court	Chimney	Address	Wdth (in)	Lgth (In)	Ht above pk (In)	Roof Pitch (?:12)	# of Vents	Vents Covered	Vent Cover Type	Approx. Age (years)	Condition	Useful Life (yrs)	Remain. Useful Life	Prop. Repl. Year	Estimated Replacement Cost (2018$)	Cap?	Type	Approx. Age (years)	Condition	Useful Life (yrs)	Remain. Useful Life	Prop. Repl. Year	Estimated Replacement Cost (2018$)	Estimated SF of Masonry	Condition of Masonry	Useful Life (yrs)	Remain. Useful Life	Proposed Year of Repair	Estimated Rep./Repl. Cost (2018$)
3 - 1	Unit 1	3563 A1 S. Stafford Street	20	36	40	12	6	YES	Pref. Al	2	Excellent	25	23	2041	$ 210.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3563 B1																										
3 - 2	Unit 1	3563 A2 S. Stafford Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3563 B2																										
3 - 3	Unit 1	3565 A S. Stafford Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
3 - 4	Unit 1	3567 S. Stafford Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
3 - 5	Unit 1	3571 A1 S. Stafford Street	20	36	40	12	6	YES	Pref. Al	2	Excellent	25	23	2041	$ 210.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3571 B1																										
3 - 6	Unit 1	3571 A2 S. Stafford Street	20	36	40	12	6	YES	Pref. Al	2	Excellent	25	23	2041	$ 210.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3571 B2																										
3 - 7	Unit 1	3575 A S. Stafford Street	20	36	40	12	4	YES	Pref. Al	3	Excellent	25	22	2040	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3575 B																										
3 - 8	Unit 1	3577 B S. Stafford Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3579																										
3 - 9	Unit 1	3581 A1 S. Stafford Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3581 B1																										
3 - 10	Unit 1	3581 A2 S. Stafford Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3581 B2																										
3 - 11	Unit 1	3585 S. Stafford Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
4 - 1	Unit 1	4101 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2																											
4 - 2	Unit 1	4103 S. 36th Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2																											
4 - 3	Unit 1	4105 S. 36th Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2																											
4 - 4	Unit 1	4111 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2																											
4 - 5	Unit 1	4113 S. 36th Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
4 - 6	Unit 1	4117 S. 36th Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
4 - 7	Unit 1	4119 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
4 - 8	Unit 1	4123 A2 S. 36th Street	20	36	40	12	6	YES	Pref. Al	2	Excellent	25	23	2041	$ 210.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4123 B2																										
4 - 9	Unit 1	4123 A1 S. 36th Street	20	36	40	12	6	YES	Pref. Al	2	Excellent	25	23	2041	$ 210.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4123 B1																										
4 - 10	Unit 1	4127 S. 36th Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4129																										
4 - 11	Unit 1	4131 S. 36th Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4133																										
4 - 12	Unit 1	4137 S. 36th Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4139																										

Appendix A13 - Supporting Estimate for Chimney Caps and Chimney Masonry

Unit Cost of Chimney Cap Fabrication (per sf)	$ 212.22	Unit Cost of Chimney Repointing (sf)	$ 48.51
Unit Cost of Chimney Cap Installation (each)	$ 788.26		

			Chimney INFO				Chimney Vent/Screen Information								Chimney Cap Information								Masonry Information					
Court	Chimney	Address	Wdth (in)	Lgth (In)	Ht above pk (In)	Roof Pitch (?:12)	# of Vents	Vents Covered	Vent Cover Type	Approx. Age (years)	Condition	Useful Life (yrs)	Remain. Useful Life	Prop. Repl. Year	Estimated Replacement Cost (2018$)	Cap?	Type	Approx. Age (years)	Condition	Useful Life (yrs)	Remain. Useful Life	Prop. Repl. Year	Estimated Replacement Cost (2018$)	Estimated SF of Masonry	Condition of Masonry	Useful Life (yrs)	Remain. Useful Life	Proposed Year of Repair	Estimated Rep./Repl. Cost (2018$)
5 - 1	Unit 1	4100 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
5 - 2	Unit 1	4102 S. 36th Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
5 - 3	Unit 1	4104 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
5 - 4	Unit 1	4110 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
5 - 5	Unit 1	4112 S. 36th Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
5 - 6	Unit 1	4116 S. 36th Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
5 - 7	Unit 1	4118 S. 36th Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
5 - 8	Unit 1	4122 S. 36th Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
5 - 9	Unit 1	4128 S. 36th Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
6 - 1	Unit 1	4136 S. 36th Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4138																										
6 - 2	Unit 1	4140 S. 36th Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4142																										
6 - 3	Unit 1	4146 S. 36th Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4148																										
6 - 4	Unit 1	4154 S. 36th Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4156																										
6 - 5	Unit 1	4162 S. 36th Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4164																										
6 - 6	Unit 1	4164 S. 36th Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4166																										
6 - 7	Unit 1	4172 S. 36th Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
6 - 8	Unit 1	4176 S. 36th Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
7 - 1	Unit 1	4204 A1 S. 36th Street	20	36	40	12	6	YES	Pref. Al	2	Excellent	25	23	2041	$ 210.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4204 B1																										
7 - 2	Unit 1	4204 A2 S. 36th Street	20	36	40	12	6	YES	Pref. Al	2	Excellent	25	23	2041	$ 210.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4204 B2																										
7 - 3	Unit 1	4210 A1 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4210 B1																										
7 - 4	Unit 1	4210 S. 36th Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4212																										
7 - 5	Unit 1	4212 A2 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4212 B2																										

Appendix A13 - Supporting Estimate for Chimney Caps and Chimney Masonry

Unit Cost of Chimney Cap Fabrication (per sf)	$ 212.22	Unit Cost of Chimney Repointing (sf)	$ 48.51
Unit Cost of Chimney Cap Installation (each)	$ 788.26		

			Chimney INFO				Chimney Vent/Screen Information								Chimney Cap Information								Masonry Information					
Court	Chimney	Address	Wdth (in)	Lgth (In)	Ht above pk (In)	Roof Pitch (?:12)	# of Vents	Vents Covered	Vent Cover Type	Approx. Age (years)	Condition	Useful Life (yrs)	Remain. Useful Life	Prop. Repl. Year	Estimated Replacement Cost (2018$)	Cap?	Type	Approx. Age (years)	Condition	Useful Life (yrs)	Remain. Useful Life	Prop. Repl. Year	Estimated Replacement Cost (2018$)	Estimated SF of Masonry	Condition of Masonry	Useful Life (yrs)	Remain. Useful Life	Proposed Year of Repair	Estimated Rep./Repl. Cost (2018$)
8 - 1	Unit 1	3601 S. Taylor Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3603																										
8 - 2	Unit 1	3607 S. Taylor Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3609																										
8 - 3	Unit 1	3611 A1 S. Taylor Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3611 B1																										
8 - 4	Unit 1	3611 A2 S. Taylor Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3611 B2																										
8 - 5	Unit 1	3615 S. Taylor Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3617																										
8 - 6	Unit 1	3623 S. Taylor Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3625																										
9 - 1	Unit 1	3515 S. Utah Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
9 - 2	Unit 1	3517 S. Utah Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
9 - 3	Unit 1	3519 S. Utah Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
9 - 4	Unit 1	3523 S. Utah Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
9 - 5	Unit 1	3529 A1 S. Utah Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3529 B1																										
9 - 6	Unit 1	3529 A2 S. Utah Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3529 B2																										
9 - 7	Unit 1	3537 S. Utah Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3539																										
9 - 8	Unit 1	3541 S. Utah Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3543																										
9 - 9	Unit 1	3547 S. Utah Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3549																										
10 - 1	Unit 1	4341 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
10 - 2	Unit 1	4339 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
10 - 3	Unit 1	4337 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4335																										
10 - 4	Unit 1	4335 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4333																										
10 - 5	Unit 1	4329 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4327																										
10 - 6	Unit 1	4325 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4323																										
10 - 7	Unit 1	4321 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4319																										
10 - 8	Unit 1	4317 A1 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4317 B1																										
10 - 9	Unit 1	4317 A2 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4317 B2																										
10 - 10	Unit 1	4315 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4313																										
10 - 11	Unit 1	4309 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4307																										
10 - 12	Unit 1	4303 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4301																										

Appendix A13 - Supporting Estimate for Chimney Caps and Chimney Masonry

Unit Cost of Chimney Cap Fabrication (per sf)	$ 212.22	Unit Cost of Chimney Repointing (sf)	$ 48.51
Unit Cost of Chimney Cap Installation (each)	$ 788.26		

			Chimney INFO				Chimney Vent/Screen Information								Chimney Cap Information								Masonry Information					
Court	Chimney	Address	Wdth (in)	Lgth (ln)	Ht above pk (ln)	Roof Pitch (?:12)	# of Vents	Vents Covered	Vent Cover Type	Approx. Age (years)	Condition	Useful Life (yrs)	Remain. Useful Life	Prop. Repl. Year	Estimated Replacement Cost (2018$)	Cap?	Type	Approx. Age (years)	Condition	Useful Life (yrs)	Remain. Useful Life	Prop. Repl. Year	Estimated Replacement Cost (2018$)	Estimated SF of Masonry	Condition of Masonry	Useful Life (yrs)	Remain. Useful Life	Proposed Year of Repair	Estimated Rep./Repl. Cost (2018$)
11 - 1	Unit 1	3590 S. Stafford Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
11 - 2	Unit 1	3592 S. Stafford Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
11 - 3	Unit 1	3594 S. Stafford Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
11 - 4	Unit 1	3598 S. Stafford Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
11 - 5	Unit 1	4201 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4203																										
11 - 6	Unit 1	4207 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4209																										
11 - 7	Unit 1	4215 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4217																										
11 - 8	Unit 1	4217 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	4219																										
11 - 9	Unit 1	4223 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
11 - 10	Unit 1	4227 S. 36th Street	20	36	40	12	4	YES	Pref. Al	3	Excellent	25	22	2040	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
11 - 11	Unit 1	4231 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
11 - 12	Unit 1	4233 S. 36th Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
11 - 13	Unit 1	4235 S. 36th Street	20	36	40	12	4	YES	Pref. Al	3	Excellent	25	22	2040	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	n/a																										
12 - 1	Unit 1	3550 S. Stafford Street	20	36	40	12	4	YES	Pref. Al	3	Excellent	25	22	2040	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3552																										
12 - 2	Unit 1	3554 S. Stafford Street	20	36	40	12	4	YES	Pref. Al	3	Excellent	25	22	2040	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3556																										
12 - 3	Unit 1	3566 S. Stafford Street	20	36	40	12	4	YES	Pref. Al	3	Excellent	25	22	2040	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3568																										
12 - 4	Unit 1	3570 A2 S. Stafford Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3570 B2																										
12 - 5	Unit 1	3570 A1 S. Stafford Street	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3570 B1																										
12 - 6	Unit 1	3572 S. Stafford Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3574																										
12 - 7	Unit 1	3576 S. Stafford Street	20	36	40	12	4	YES	Pref. Al	2	Excellent	25	23	2041	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3578																										
12 - 8	Unit 1	3582 S. Stafford Street	20	36	40	12	4	YES	Pref. Al	3	Excellent	25	22	2040	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
	Unit 2	3584																										

Appendix A13 - Supporting Estimate for Chimney Caps and Chimney Masonry

Unit Cost of Chimney Cap Fabrication (per sf)	$ 212.22	Unit Cost of Chimney Repointing (sf)	$ 48.51
Unit Cost of Chimney Cap Installation (each)	$ 788.26		

			Chimney INFO				Chimney Vent/Screen Information								Chimney Cap Information								Masonry Information					
Court	Chimney	Address	Wdth (in)	Lgth (In)	Ht above pk (In)	Roof Pitch (?:12)	# of Vents	Vents Covered	Vent Cover Type	Approx. Age (years)	Condition	Useful Life (yrs)	Remain. Useful Life	Prop. Repl. Year	Estimated Replacement Cost (2018$)	Cap?	Type	Approx. Age (years)	Condition	Useful Life (yrs)	Remain. Useful Life	Prop. Repl. Year	Estimated Replacement Cost (2018$)	Estimated SF of Masonry	Condition of Masonry	Useful Life (yrs)	Remain. Useful Life	Proposed Year of Repair	Estimated Rep./Repl. Cost (2018$)
13	- 1	Unit 1 3512 S. Stafford Street Unit 2 3514	20	36	40	12	4	YES	Pref. Al	3	Excellent	25	22	2040	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
13	- 2	Unit 1 3516 S. Stafford Street Unit 2 3518	20	36	40	12	4	YES	Pref. Al	3	Excellent	25	22	2040	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
13	- 3	Unit 1 3520 A2 S. Stafford Street Unit 2 3520 B2	20	36	40	12	6	YES	Pref. Al	3	Excellent	25	22	2040	$ 210.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
13	- 4	Unit 1 3520 A1 S. Stafford Street Unit 2 3520 B1	20	36	40	12	6	YES	Pref. Al	3	Excellent	25	22	2040	$ 210.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
13	- 5	Unit 1 3524 S. Stafford Street Unit 2 3526	20	36	40	12	4	YES	Pref. Al	3	Excellent	25	22	2040	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
13	- 6	Unit 1 3530 S. Stafford Street Unit 2 3532	20	36	40	12	4	YES	Pref. Al	3	Excellent	25	22	2040	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
13	- 7	Unit 1 3536 A2 S. Stafford Street Unit 2 3536 B2	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
13	- 8	Unit 1 3536 A1 S. Stafford Street Unit 2 3536 B1	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
13	- 9	Unit 1 3538 S. Stafford Street Unit 2 3540	20	36	40	12	4	YES	Pref. Al	3	Excellent	25	22	2040	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
13	- 10	Unit 1 3542 S. Stafford Street Unit 2 3544	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
14	- 1	Unit 1 3500 S. Stafford Street Unit 2 n/a	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
14	- 2	Unit 1 4202 S. 35th Street Unit 2 n/a	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
14	- 3	Unit 1 4204 S. 35th Street Unit 2 n/a	20	36	40	12	4	YES	Pref. Al	3	Excellent	25	22	2040	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
14	- 4	Unit 1 4210 S. 35th Street Unit 2 n/a	20	36	40	12	4	YES	Pref. Al	3	Excellent	25	22	2040	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
14	- 5	Unit 1 4216 A1 S. 35th Street Unit 2 4216 B1	20	36	40	12	4	YES	Pref. Al	3	Excellent	25	22	2040	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
14	- 6	Unit 1 4216 S. 35th Street Unit 2 4218	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
14	- 7	Unit 1 4218 A2 S. 35th Street Unit 2 4218 B2	20	36	40	12	4	YES	Pref. Al	3	Excellent	25	22	2040	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70

Appendix A13 - Supporting Estimate for Chimney Caps and Chimney Masonry

Unit Cost of Chimney Cap Fabrication (per sf)	$ 212.22	Unit Cost of Chimney Repointing (sf)	$ 48.51
Unit Cost of Chimney Cap Installation (each)	$ 788.26		

			Chimney INFO				Chimney Vent/Screen Information								Chimney Cap Information								Masonry Information					
Court	Chimney	Address	Wdth (in)	Lgth (In)	Ht above pk (In)	Roof Pitch (?:12)	# of Vents	Vents Covered	Vent Cover Type	Approx. Age (years)	Condition	Useful Life (yrs)	Remain. Useful Life	Prop. Repl. Year	Estimated Replacement Cost (2018$)	Cap?	Type	Approx. Age (years)	Condition	Useful Life (yrs)	Remain. Useful Life	Prop. Repl. Year	Estimated Replacement Cost (2018$)	Estimated SF of Masonry	Condition of Masonry	Useful Life (yrs)	Remain. Useful Life	Proposed Year of Repair	Estimated Rep./Repl. Cost (2018$)
15	- 1	Unit 1 4226 S. 35th Street Unit 2 4228	20	36	40	12	4	YES	Pref. Al	3	Excellent	25	22	2040	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
15	- 2	Unit 1 4232 S. 35th Street Unit 2 4234	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
15	- 3	Unit 1 4240 A1 S. 35th Street Unit 2 4240 B1	20	36	40	12	6	YES	Pref. Al	3	Excellent	25	22	2040	$ 210.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
15	- 4	Unit 1 4240 A2 S. 35th Street Unit 2 4240 B2	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
15	- 5	Unit 1 4246 S. 35th Street Unit 2 n/a	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
15	- 6	Unit 1 4250 S. 35th Street Unit 2 4252	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
15	- 7	Unit 1 4252 S. 35th Street Unit 2 4254	20	36	40	12	4	YES	Pref. Al	3	Excellent	25	22	2040	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
15	- 8	Unit 1 4256 S. 35th Street Unit 2 4258	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
15	- 9	Unit 1 4258 S. 35th Street Unit 2 4260	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
15	- 10	Unit 1 4264 S. 35th Street Unit 2 n/a	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
15	- 11	Unit 1 4270 A1 S. 35th Street Unit 2 4270 B1	20	36	40	12	6	YES	Pref. Al	3	Excellent	25	22	2040	$ 210.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
15	- 12	Unit 1 4270 A2 S. 35th Street Unit 2 4270 B2	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
15	- 13	Unit 1 4276 S. 35th Street Unit 2 4278	20	36	40	12	4	YES	Pref. Al	3	Excellent	25	22	2040	$ 175.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
15	- 14	Unit 1 4282 S. 35th Street Unit 2 4284	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
16	- 1	Unit 1 4300 A1 S. 35th Street Unit 2 4300 B1	20	36	40	12	6	YES	Pref. Al	3	Excellent	25	22	2040	$ 210.00	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
16	- 2	Unit 1 4300 A2 S. 35th Street Unit 2 4300 B2	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
16	- 3	Unit 1 4304 S. 35th Street Unit 2 n/a	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
16	- 4	Unit 1 4310 S. 35th Street Unit 2 n/a	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
16	- 5	Unit 1 4314 S. 35th Street Unit 2 n/a	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
16	- 6	Unit 1 4316 S. 35th Street Unit 2 n/a	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70
16	- 7	Unit 1 4318 S. 35th Street Unit 2 n/a	20	36	40	12	2	NO	n/a	??	Unknown	??	--	--	$ -	YES	Copper	26	Good	50	24	2042	$ 1,850.00	25.00	Unknown	60	??	??	$ 1,212.70

ESTIMATED REPLACEMENT COST OF CHIMNEY CAPS	$ 287,720.00
ESTIMATED COST TO REPOINT ALL CHIMNEYS	$ 188,172.63

Appendix A14 - Supporting Estimate for Masonry Stoop Repair/Replacement (5.5.1)

Anticipated Avg Life Expectancy of New Stoop (yrs)	80

										PRELIM. PHASE - 2006 C.A. LINDMAN			PHASE I - 2017 C.A. LINDMAN			PHASE II - 2019 KGS						PHASE III - 2022 CULBERTSON								
Court	Address	Street	Dimensions (inches)		Area (SF)	Bond Pattern	Steps	Columns ? (Y/N)	Year Last Rebuilt	PRELIM Cost to Rebuild	SF	PRELIM Unit Cost (per sf)	PHASE I Cost to Rebuild	SF	PHASE I Unit Cost (per sf)	PHASE II Cost to Rebuild	SF	PHASE II Unit Cost (per sf)	PHASE II Estimated Repointing Cost			PHASE III Cost to Rebuild	SF	PHASE III Unit Cost (per sf)	PHASE III Estimated Repointing Cost			Determ. Remaining Useful Life	Antic. Rebuild Year	Calc. Remain. Useful Life	Estimated Replacement Cost in 2023$
1	3501	S. Stafford	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	20	lf	$ 120.00		2041	23	$ 10,330.00
1	3503	S. Stafford	76	50	26.39	basket	1		2019			--		0	$ -	$ 2,500.00	26	$ 94.74		-	0.00		0	--		-	0.00		2099	81	$ 5,280.00
1	3507 A/B	S. Stafford	118	63	51.63	running	2	Y	1943			--		0	$ -		0	--		-	0.00		0	--	8	lf	$ 48.00		2041	23	$ 10,330.00
1	3509 A/B	S. Stafford	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	60	lf	$ 360.00		2041	23	$ 10,330.00
1	3511	S. Stafford	76	50	26.39	running	2		1943			--		0	$ -		0	--	195	lf	$ 1,170.00		0	--		-	0.00		2033	15	$ 5,280.00
1	3513 A/B	S. Stafford	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--		-	0.00		2038	20	$ 10,330.00
1	3515 A/B	S. Stafford	118	63	51.63	basket	1	Y	2017			--	$ 9,995.00	52	$193.61		0	--		-	0.00		0	--		-	0.00		2097	79	$ 10,330.00
1	3517 A/B	S. Stafford	118	63	51.63	basket	1	Y	2017			--	$ 9,995.00	52	$193.61		0	--		-	0.00		0	--		-	0.00		2097	79	$ 10,330.00
1	3519 A/B	S. Stafford	118	63	51.63	basket	1	Y	2017			--	$ 9,995.00	52	$193.61		0	--		-	0.00		0	--		-	0.00		2097	79	$ 10,330.00
1	3521	S. Stafford	76	50	26.39	running	2		2017			--	$ 5,150.00	26	$195.16		0	--		-	0.00		0	--		-	0.00		2097	79	$ 5,280.00
1	3523 A/B	S. Stafford	118	63	51.63	running	1	Y	2017			--	$ 9,995.00	52	$193.61		0	--		-	0.00		0	--		-	0.00		2097	79	$ 10,330.00
1	3525 A/B	S. Stafford	118	63	51.63	running	1	Y	2017			--	$ 9,995.00	52	$193.61		0	--		-	0.00		0	--		-	0.00		2097	79	$ 10,330.00
1	3527 A/B	S. Stafford	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--	405	lf	$ 2,430.00		0	--		-	0.00		2033	15	$ 10,330.00
1	3529 A/B	S. Stafford	118	63	51.63	basket	1	Y	2017			--	$ 9,995.00	52	$193.61		0	--		-	0.00		0	--		-	0.00		2097	79	$ 10,330.00
2	3535 A/B	S. Stafford	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	20	lf	$ 120.00		2041	23	$ 10,330.00
2	3537	S. Stafford	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	12	lf	$ 72.00		2041	23	$ 10,330.00
2	3539 A/B	S. Stafford	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	15	lf	$ 90.00		2041	23	$ 10,330.00
2	3541	S. Stafford	76	50	26.39	running	1		1943			--		0	$ -		0	--		-	0.00		0	--	195	lf	$ 1,170.00		2050	32	$ 5,280.00
2	3543 A/B	S. Stafford	118	63	51.63	basket	4		1943			--		0	$ -		0	--		-	0.00		0	--		-	0.00		2038	20	$ 10,330.00
2	3545	S. Stafford	118	63	51.63	basket	3	Y	2017			--	$ 9,995.00	52	$193.61		0	--		-	0.00		0	--		-	0.00		2097	79	$ 10,330.00
2	3547 A/B	S. Stafford	118	63	51.63	basket	1	Y	2022			--		0	$ -		0	--		-	0.00	$ 8,596.00	52	###		-	0.00		2102	84	$ 10,330.00
2	3549 A/B	S. Stafford	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	30	lf	$ 180.00		2026	8	$ 10,330.00
2	3551	S. Stafford	118	63	51.63	running	1	Y	2022			--		0	$ -		0	--		-	0.00	$ 8,596.00	52	###		-	0.00		2102	84	$ 10,330.00
2	3553 A/B	S. Stafford	118	63	51.63	running	1	Y	2019			--		0	$ -	$ 6,400.00	52	$ 123.97		-	0.00		0	--		-	0.00		2099	81	$ 10,330.00
2	3555	S. Stafford	76	50	26.39	running	1		2022			--		0	$ -		0	--		-	0.00	$ 5,132.00	26	###		-	0.00		2102	84	$ 5,280.00
3	3561	S. Stafford	76	50	26.39	basket	1		1943			--		0	$ -		0	--		-	0.00		0	--	8	lf	$ 48.00		2041	23	$ 5,280.00
3	3563	S. Stafford	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	16	lf	$ 96.00		2041	23	$ 10,330.00
3	3565 A/B	S. Stafford	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--	405	lf	$ 2,430.00		0	--		-	0.00		2028	10	$ 10,330.00
3	3567	S. Stafford	76	50	26.39	running	1		1943			--		0	$ -		0	--	25	lf	$ 150.00		0	--		-	0.00		2038	20	$ 5,280.00
3	3569 A/B	S. Stafford	118	63	51.63	basket	1	Y	2017			--	$ 9,995.00	52	$193.61		0	--		-	0.00		0	--		-	0.00		2097	79	$ 10,330.00
3	3571	S. Stafford	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--	375	lf	$ 2,250.00		0	--		-	0.00		2033	15	$ 10,330.00
3	3573 A/B	S. Stafford	118	63	51.63	basket	1	Y	2017			--	$ 9,995.00	52	$193.61		0	--		-	0.00		0	--		-	0.00		2097	79	$ 10,330.00
3	3575 A/B	S. Stafford	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--	15	lf	$ 90.00		0	--		-	0.00		2028	10	$ 10,330.00
3	3577 A/B	S. Stafford	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--	405	lf	$ 2,430.00		0	--		-	0.00		2033	15	$ 10,330.00
3	3579	S. Stafford	76	50	26.39	running	1		1943			--		0	$ -		0	--		-	0.00		0	--		-	0.00		2028	10	$ 5,280.00
3	3581	S. Stafford	118	63	51.63	basket	1	Y	2019			--		0	$ -	$ 6,400.00	52	$ 123.97		-	0.00		0	--		-	0.00		2099	81	$ 10,330.00
3	3583	S. Stafford	76	50	26.39	basket	1		2006	$ 3,425.00	26	$ 45.07		0	$ -		0	--		-	0.00		0	--		-	0.00		2086	68	$ 5,280.00
3	3585	S. Stafford	76	50	26.39	basket	1		1943			--		0	$ -		0	--		-	0.00		0	--	30	lf	$ 180.00		2041	23	$ 5,280.00
4	4101	S. 36th	76	50	26.39	basket	2		1943			--		0	$ -		0	--		-	0.00		0	--	10	lf	$ 60.00		2041	23	$ 5,280.00
4	4103	S. 36th	76	50	26.39	basket	2		1943			--		0	$ -		0	--	220	lf	$ 1,320.00		0	--		-	0.00		2033	15	$ 5,280.00
4	4105/07	S. 36th	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	20	lf	$ 120.00		2041	23	$ 10,330.00
4	4109/11	S. 36th	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	30	lf	$ 180.00		2031	13	$ 10,330.00
4	4113	S. 36th	76	50	26.39	running	1		1943			--		0	$ -		0	--	220	lf	$ 1,320.00		0	--		-	0.00		2033	15	$ 5,280.00
4	4115-17	S. 36th	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--	405	lf	$ 2,430.00		0	--		-	0.00		2033	15	$ 10,330.00
4	4119	S. 36th	76	50	26.39	basket	3		1943			--		0	$ -		0	--	55	lf	$ 330.00		0	--		-	0.00		2033	15	$ 5,280.00
4	4121	S. 36th	76	50	26.39	basket	1		1943			--		0	$ -		0	--		-	0.00		0	--		-	0.00		2038	20	$ 5,280.00
4	4123	S. 36th	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	20	lf	$ 120.00		2031	13	$ 10,330.00
4	4125	S. 36th	76	50	26.39	running	1		1943			--		0	$ -		0	--		-	0.00		0	--	195	lf	$ 1,170.00		2040	22	$ 5,280.00
4	4127/29	S. 36th	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	12	lf	$ 72.00		2041	23	$ 10,330.00
4	4131/33	S. 36th	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--		-	0.00		2038	20	$ 10,330.00
4	4135	S. 36th	76	50	26.39	running	1		1943			--		0	$ -		0	--		-	0.00		0	--	30	lf	$ 180.00		2041	23	$ 5,280.00
4	4137	S. 36th	76	50	26.39	running	1		1943			--		0	$ -		0	--		-	0.00		0	--	25	lf	$ 150.00		2041	23	$ 5,280.00
4	4139	S. 36th	76	50	26.39	running	1		1943			--		0	$ -		0	--		-	0.00		0	--	25	lf	$ 150.00		2041	23	$ 5,280.00

Appendix A14 - Supporting Estimate for Masonry Stoop Repair/Replacement (5.5.1)

Anticipated Avg Life Expectancy of New Stoop (yrs)	80

										PRELIM. PHASE - 2006 C.A. LINDMAN			PHASE I - 2017 C.A. LINDMAN			PHASE II - 2019 KGS					PHASE III - 2022 CULBERTSON								
Court	Address	Street	Dimensions (inches)		Area (SF)	Bond Pattern	Steps	Columns ? (Y/N)	Year Last Rebuilt	PRELIM Cost to Rebuild	SF	PRELIM Unit Cost (per sf)	PHASE I Cost to Rebuild	SF	PHASE I Unit Cost (per sf)	PHASE II Cost to Rebuild	SF	PHASE II Unit Cost (per sf)	PHASE II Estimated Repointing Cost			PHASE III Cost to Rebuild	SF	PHASE III Unit Cost (per sf)	PHASE III Estimated Repointing Cost			Determ. Remaining Useful Life	Antic. Rebuild Year	Calc. Remain. Useful Life	Estimated Replacement Cost in 2023$
5	4100	S. 36th	76	50	26.39	basket	3		1943			--		0	$ -		0	--	410	lf	$ 2,460.00		0	--		-	0.00		2033	15	$ 5,280.00
5	4102	S. 36th	76	50	26.39	basket	7		1943			--		0	$ -		0	--		-	0.00		0	--	140	lf	$ 840.00		2030	12	$ 5,280.00
5	4104/06	S. 36th	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--	60	lf	$ 360.00		0	--		-	0.00		2033	15	$ 10,330.00
5	4108/10	S. 36th	118	63	51.63	basket	1	Y	2019			--		0	$ -	$ 6,400.00	52	$ 123.97		-	0.00		0	--		-	0.00		2099	81	$ 10,330.00
5	4112/14	S. 36th	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--		-	0.00		2028	10	$ 10,330.00
5	4116	S. 36th	76	50	26.39	running	1		1943			--		0	$ -		0	--	195	lf	$ 1,170.00		0	--		-	0.00		2033	15	$ 5,280.00
5	4118	S. 36th	118	63	51.63	basket	1	Y	2022			--		0	$ -		0	--		-	0.00	#####	52	###		-	0.00		2102	84	$ 10,330.00
5	4122-24	S. 36th	118	63	51.63	running	5	Y	2019			--		0	$ -	$ 6,400.00	52	$ 123.97		-	0.00		0	--		-	0.00		2099	81	$ 10,330.00
5	4126-28	S. 36th	118	63	51.63	running	5	Y	2022			--		0	$ -		0	--		-	0.00	#####	52	###		-	0.00		2102	84	$ 10,330.00
6	4130	S. 36th	76	50	26.39	basket	1		2006	$ 3,030.00	26	$ 39.87		0	$ -		0	--		-	0.00		0	--		-	0.00		2086	68	$ 5,280.00
6	4132	S. 36th	76	63	33.25	basket	1		2022	$ 3,425.00	33	$ 45.07		0	$ -		0	--		-	0.00	$ 5,132.00	33	###		-	0.00		2102	84	$ 6,650.00
6	4134	S. 36th	76	50	26.39	basket	1		2019			--		0	$ -	$ 5,400.00	26	$ 204.63		-	0.00		0	--		-	0.00	1	2019	1	$ 5,280.00
6	4136/38	S. 36th	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	94	lf	$ 564.00		2045	27	$ 10,330.00
6	4140/42	S. 36th	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--	65	lf	$ 390.00		0	--		-	0.00		2033	15	$ 10,330.00
6	4144	S. 36th	76	50	26.39	basket	1		2019			--		0	$ -	$ 5,400.00	26	$ 204.63		-	0.00		0	--		-	0.00	1	2019	1	$ 5,280.00
6	4146-48	S. 36th	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	125	lf	$ 750.00		2035	17	$ 10,330.00
6	4150/52	S. 36th	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	125	lf	$ 750.00		2045	27	$ 10,330.00
6	4154/56	S. 36th	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--	405	lf	$ 2,430.00		0	--		-	0.00		2038	20	$ 10,330.00
6	4158/60	S. 36th	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--	405	lf	$ 2,430.00		0	--		-	0.00		2033	15	$ 10,330.00
6	4162/64	S. 36th	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	125	lf	$ 750.00		2045	27	$ 10,330.00
6	4166	S. 36th	76	50	26.39	basket	1		2018				$ 5,150.00	26	$195.16		0	--		-	0.00		0	--		-	0.00		2098	80	$ 5,280.00
6	4168/70	S. 36th	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--		-	0.00		2038	20	$ 10,330.00
6	4172/74	S. 36th	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--		-	0.00		2038	20	$ 10,330.00
6	4176	S. 36th	76	50	26.39	running	1		1943			--		0	$ -		0	--		-	0.00		0	--		-	0.00		2038	20	$ 5,280.00
7	4200-02	S. 36th	118	63	51.63	basket	1	Y	2006	$ 6,650.00	52	$ 56.36		0	$ -		0	--		-	0.00		0	--		-	0.00		2086	68	$ 10,330.00
7	4204	S. 36th	118	63	51.63	basket	1	Y	2018			--	$ 9,995.00	52	$193.61		0	--		-	0.00		0	--		-	0.00		2098	80	$ 10,330.00
7	4206-08	S. 36th	118	63	51.63	basket	1	Y	2006	$ 6,650.00	52	$ 56.36		0	$ -		0	--	405	lf	$ 2,430.00		0	--		-	0.00		2086	68	$ 10,330.00
7	4210	S. 36th	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	125	lf	$ 750.00		2045	27	$ 10,330.00
7	4212	S. 36th	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--	375	lf	$ 2,250.00		0	--		-	0.00		2033	15	$ 10,330.00
8	3601/03	S. Taylor	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--	405	lf	$ 2,430.00		0	--		-	0.00		2033	15	$ 10,330.00
8	3605/07	S. Taylor	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--	170	lf	$ 1,020.00		0	--		-	0.00		2033	15	$ 10,330.00
8	3609	S. Taylor	76	50	26.39	running	1		1943			--		0	$ -		0	--	220	lf	$ 1,320.00		0	--		-	0.00		2033	15	$ 5,280.00
8	3611	S. Taylor	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	125	lf	$ 750.00		2045	27	$ 10,330.00
8	3613	S. Taylor	76	50	26.39	running	1		2018			--	$ 5,150.00	26	$195.16		0	--		-	0.00		0	--		-	0.00		2098	80	$ 5,280.00
8	3615-17	S. Taylor	118	63	51.63	basket	3	Y	2006	$ 6,650.00	52	$ 56.36		0	$ -		0	--	495	lf	$ 2,970.00		0	--		-	0.00		2086	68	$ 10,330.00
8	3619-21	S. Taylor	118	63	51.63	basket	3	Y	2018			--	$ 9,995.00	52	$193.61		0	--		-	0.00		0	--		-	0.00		2098	80	$ 10,330.00
8	3623/25	S. Taylor	118	63	51.63	basket	4	Y	2018			--	$ 9,995.00	52	$193.61		0	--		-	0.00		0	--		-	0.00		2098	80	$ 10,330.00
9	3513/15	S. Utah	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--		-	0.00		2038	20	$ 10,330.00
9	3517/19	S. Utah	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	125	lf	$ 750.00		2045	27	$ 10,330.00
9	3521/23	S. Utah	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--		-	0.00		2038	20	$ 10,330.00
9	3525-27	S. Utah	110	63	48.13	running	1	Y	2006	$ 6,210.00	48	$ 56.45		0	$ -		0	--		-	0.00		0	--		-	0.00		2086	68	$ 9,630.00
9	3529	S. Utah	118	63	51.63	running	1	Y	2016			--	$ 9,995.00	52	$193.61		0	--		-	0.00		0	--		-	0.00		2096	78	$ 10,330.00
9	3531-33	S. Utah	110	63	48.13	running	1	Y	2006	$ 6,210.00	48	$ 56.45		0	$ -		0	--		-	0.00		0	--	90	lf	$ 540.00		2093	75	$ 9,630.00
9	3535	S. Utah	76	50	26.39	basket	1		1943			--		0	$ -		0	--	155	lf	$ 930.00		0	--		-	0.00		2033	15	$ 5,280.00
9	3537/39	S. Utah	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	125	lf	$ 750.00		2045	27	$ 10,330.00
9	3541/43	S. Utah	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--		-	0.00		2038	20	$ 10,330.00
9	3545	S. Utah	76	50	26.39	basket	1		2016			--	$ 5,150.00	26	$195.16		0	--		-	0.00		0	--		-	0.00		2096	78	$ 5,280.00
9	3547	S. Utah	76	50	26.39	basket	1		2016			--	$ 5,150.00	26	$195.16		0	--		-	0.00		0	--		-	0.00		2096	78	$ 5,280.00
9	3549	S. Utah	76	50	26.39	basket	2		1943			--		0	$ -		0	--		-	0.00		0	--		-	0.00		2038	20	$ 5,280.00

Appendix A14 - Supporting Estimate for Masonry Stoop Repair/Replacement (5.5.1)

Anticipated Avg Life Expectancy of New Stoop (yrs)	80

										PRELIM. PHASE - 2006			PHASE I - 2017			PHASE II - 2019					PHASE III - 2022								
										C.A. LINDMAN			C.A. LINDMAN			KGS					CULBERTSON								
Court	Address	Street	Dimensions (inches)		Area (SF)	Bond Pattern	Steps	Columns ? (Y/N)	Year Last Rebuilt	PRELIM Cost to Rebuild	SF	PRELIM Unit Cost (per sf)	PHASE I Cost to Rebuild	SF	PHASE I Unit Cost (per sf)	PHASE II Cost to Rebuild	SF	PHASE II Unit Cost (per sf)	PHASE II Estimated Repointing Cost			PHASE III Cost to Rebuild	SF	PHASE III Unit Cost (per sf)	PHASE III Estimated Repointing Cost			Determ. Remaining Useful Life	Antic. Rebuild Year	Calc. Remain. Useful Life	Estimated Replacement Cost in 2023$
10	4301	S. 36th	67	50	23.26	running	1		2017			--	$ 4,790.00	23	$205.90		0	--		-	0.00		0	--		-	0.00		2097	79	$ 4,650.00
10	4303/05	S. 36th	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--	90	lf	$ 540.00		0	--		-	0.00		2033	15	$ 10,330.00
10	4307/09	S. 36th	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--	80	lf	$ 480.00		0	--		-	0.00		2033	15	$ 10,330.00
10	4311	S. 36th	67	50	23.26	basket	1		2017			--	$ 4,790.00	23	$205.90		0	--		-	0.00		0	--		-	0.00		2097	79	$ 4,650.00
10	4313-15	S. 36th	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	90	lf	$ 540.00		2035	17	$ 10,330.00
10	4317	S. 36th	110	63	48.13	basket	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	90	lf	$ 540.00		2035	17	$ 9,630.00
10	4319-21	S. 36th	118	63	51.63	basket	1	Y	2019			--		0	$ -	$ 6,400.00	52	$ 123.97		-	0.00		0	--		-	0.00		2099	81	$ 10,330.00
10	4323	S. 36th	67	50	23.26	running	1		1943			--		0	$ -		0	--	50	lf	$ 300.00		0	--		-	0.00		2033	15	$ 4,650.00
10	4325/27	S. 36th	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--		-	0.00		2038	20	$ 10,330.00
10	4329/31	S. 36th	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--		-	0.00		2038	20	$ 10,330.00
10	4333/35	S. 36th	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--		-	0.00		2038	20	$ 10,330.00
10	4337/39	S. 36th	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--	405	lf	$ 2,430.00		0	--		-	0.00		2033	15	$ 10,330.00
10	4341/43	S. 36th	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--	405	lf	$ 2,430.00		0	--		-	0.00		2033	15	$ 10,330.00
11	4201	S. 36th	67	50	23.26	basket	1		1943			--		0	$ -		0	--	220	lf	$ 1,320.00		0	--		-	0.00		2033	15	$ 4,650.00
11	4203/05	S. 36th	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	20	lf	$ 120.00		2041	23	$ 10,330.00
11	4207/09	S. 36th	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--		-	0.00		2038	20	$ 10,330.00
11	4215	S. 36th	67	50	23.26	running	1		1943			--		0	$ -		0	--		-	0.00		0	--		-	0.00		2038	20	$ 4,650.00
11	4217/19	S. 36th	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--		-	0.00		2038	20	$ 10,330.00
11	4221/23	S. 36th	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--	55	lf	$ 330.00		0	--		-	0.00		2033	15	$ 10,330.00
11	4227-29	S. 36th	118	63	51.63	basket	1	Y	2018			--	$ 9,995.00	52	$193.61		0	--		-	0.00		0	--		-	0.00		2098	80	$ 10,330.00
11	4231-33	S. 36th	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	40	lf	$ 240.00		2031	13	$ 10,330.00
11	4235-37	S. 36th	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--	65	lf	$ 390.00		0	--		-	0.00		2033	15	$ 10,330.00
11	3588-90	S. Stafford	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	50	lf	$ 300.00		2031	13	$ 10,330.00
11	3592-94	S. Stafford	118	63	51.63	running	1	Y	2018			--	$ 9,995.00	52	$193.61		0	--		-	0.00		0	--		-	0.00		2098	80	$ 10,330.00
11	3596/98	S. Stafford	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--	55	lf	$ 330.00		0	--		-	0.00		2033	15	$ 10,330.00
12	3548	S. Stafford	76	50	26.39	basket	1		1943			--		0	$ -		0	--		-	0.00		0	--		-	0.00		2028	10	$ 5,280.00
12	3550/52	S. Stafford	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--		-	0.00		2023	5	$ 10,330.00
12	3554/56	S. Stafford	118	63	51.63	basket	1		1943			--		0	$ -		0	--		-	0.00		0	--		-	0.00		2038	20	$ 10,330.00
12	3558	S. Stafford	76	50	26.39	basket	1		1943			--		0	$ -		0	--		-	0.00		0	--	20	lf	$ 120.00		2041	23	$ 5,280.00
12	3560	S. Stafford	76	50	26.39	basket	1		2006	$ 3,425.00	26	$ 45.07		0	$ -		0	--		-	0.00		0	--		-	0.00		2086	68	$ 5,280.00
12	3562	S. Stafford	76	50	26.39	basket	0		1943			--		0	$ -		0	--	135	lf	$ 810.00		0	--		-	0.00		2033	15	$ 5,280.00
12	3564	S. Stafford	67	50	23.26	running	1		2019			--		0	$ -	$ 5,200.00	23	$ 223.52		-	0.00		0	--		-	0.00		2099	81	$ 4,650.00
12	3566/68	S. Stafford	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--	90	lf	$ 540.00		0	--		-	0.00		2033	15	$ 10,330.00
12	3570	S. Stafford	110	63	48.13	running	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--		-	0.00		2038	20	$ 9,630.00
12	3572/74	S. Stafford	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	15	lf	$ 90.00		2041	23	$ 10,330.00
12	3576	S. Stafford	67	50	23.26	basket	1		2018			--	$ 5,150.00	23	$221.37		0	--		-	0.00		0	--		-	0.00		2098	80	$ 4,650.00
12	3578/80	S. Stafford	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--	65	lf	$ 390.00		0	--		-	0.00		2033	15	$ 10,330.00
12	3582-84	S. Stafford	118	63	51.63	basket	1	Y	2018			--	$ 9,995.00	52	$193.61		0	--		-	0.00		0	--		-	0.00		2098	80	$ 10,330.00
13	3512/14	S. Stafford	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--	45	lf	$ 270.00		0	--		-	0.00		2033	15	$ 10,330.00
13	3516/18	S. Stafford	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--	50	lf	$ 300.00		0	--		-	0.00		2033	15	$ 10,330.00
13	3520	S. Stafford	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--		-	0.00		2038	20	$ 10,330.00
13	3522	S. Stafford	67	50	23.26	running	1		1943			--		0	$ -		0	--		-	0.00		0	--	15	lf	$ 90.00		2041	23	$ 4,650.00
13	3524	S. Stafford	67	50	23.26	basket	1		1943			--		0	$ -		0	--		-	0.00		0	--		-	0.00		2038	20	$ 4,650.00
13	3526/28	S. Stafford	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	15	lf	$ 90.00		2041	23	$ 10,330.00
13	3530/32	S. Stafford	118	63	51.63	basket	1	Y	1943			--		0	$ -	$ 6,400.00	52	$ 123.97		-	0.00		0	--		-	0.00	1	2019	1	$ 10,330.00
13	3534	S. Stafford	67	50	23.26	running	1		1943			--		0	$ -		0	--		-	0.00		0	--		-	0.00		2038	20	$ 4,650.00
13	3536	S. Stafford	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	15	lf	$ 90.00		2041	23	$ 10,330.00
13	3538-40	S. Stafford	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	20	lf	$ 120.00		2031	13	$ 10,330.00
13	3542-44	S. Stafford	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--		-	0.00		0	--	40	lf	$ 240.00		2031	13	$ 10,330.00

Appendix A14 - Supporting Estimate for Masonry Stoop Repair/Replacement (5.5.1)

Anticipated Avg Life Expectancy of New Stoop (yrs)	80

									PRELIM. PHASE - 2006 C.A. LINDMAN			PHASE I - 2017 C.A. LINDMAN			PHASE II - 2019 KGS					PHASE III - 2022 CULBERTSON								
Court	Address	Street	Dimensions (inches)		Area (SF)	Bond Pattern	Steps	Columns ? (Y/N)	Year Last Rebuilt	PRELIM Cost to Rebuild	SF	PRELIM Unit Cost (per sf)	PHASE I Cost to Rebuild	SF	PHASE I Unit Cost (per sf)	PHASE II Cost to Rebuild	SF	PHASE II Unit Cost (per sf)	PHASE II Estimated Repointing Cost			PHASE III Cost to Rebuild	SF	PHASE III Unit Cost (per sf)	PHASE III Estimated Repointing Cost			Determ. Remaining Useful Life	Antic. Rebuild Year	Calc. Remain. Useful Life	Estimated Replacement Cost in 2023$
14	3500	S. Stafford	67	50	51.63	basket	1		1943			--		0	$ -		0	--	-		0.00		0	--		-	0.00		2038	20	$ 10,330.00
14	4202	S. 35th	67	50	51.63	basket	1	Y	1943			--		0	$ -		0	--	-		0.00		0	--		-	0.00		2038	20	$ 10,330.00
14	4204/06	S. 35th	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--	-		0.00		0	--		-	0.00		2038	20	$ 10,330.00
14	4208/10	S. 35th	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--	-		0.00		0	--	20	lf	$ 120.00		2031	13	$ 10,330.00
14	4216	S. 35th	110	63	51.63	running	1	Y	1943			--		0	$ -		0	--	-		0.00		0	--	30	lf	$ 180.00		2031	13	$ 10,330.00
14	4218	S. 35th	110	63	51.63	running	1		1943			--		0	$ -		0	--	-		0.00		0	--	45	lf	$ 270.00		2031	13	$ 10,330.00
15	4226/28	S. 35th	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--	405	lf	$ 2,430.00		0	--		-	0.00		2033	15	$ 10,330.00
15	4230-32	S. 35th	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--	-		0.00		0	--	10	lf	$ 60.00		2041	23	$ 10,330.00
15	4234	S. 35th	67	50	23.26	basket	1		1943			--		0	$ -		0	--	195	lf	$ 1,170.00		0	--		-	0.00		2033	15	$ 4,650.00
15	4236-38	S. 35th	110	63	48.13	running	1	Y	1943			--		0	$ -		0	--	-		0.00		0	--	202	lf	$ 1,212.00		2040	22	$ 9,630.00
15	4240	S. 35th	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--	-		0.00		0	--	30	lf	$ 180.00		2031	13	$ 10,330.00
15	4242-44	S. 35th	110	63	48.13	running	1	Y	2017			--	$ 9,995.00	48	$207.69		0	--	-		0.00		0	--		-	0.00		2097	79	$ 9,630.00
15	4246/48	S. 35th	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--	-		0.00		0	--	15	lf	$ 90.00		2031	13	$ 10,330.00
15	4250/52	S. 35th	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--	-		0.00		0	--	30	lf	$ 180.00		2041	23	$ 10,330.00
15	4254	S. 35th	76	50	26.39	basket	1		1943			--		0	$ -		0	--	-		0.00		0	--	25	lf	$ 150.00		2031	13	$ 5,280.00
15	4256	S. 35th	76	50	26.39	running	1		2006	$ 3,425.00	26	$ 45.07		0	$ -		0	--	220	lf	$ 1,320.00		0	--		-	0.00		2086	68	$ 5,280.00
15	4258/60	S. 35th	118	63	51.63	running	1	Y	2017			--	$ 9,995.00	52	$193.61		0	--	-		0.00		0	--		-	0.00		2097	79	$ 10,330.00
15	4262/64	S. 35th	118	63	51.63	running	1	Y	2006	$ 6,650.00	52	$ 56.36		0	$ -		0	--	-		0.00		0	--	15	lf	$ 90.00		2089	71	$ 10,330.00
15	4266/68	S. 35th	110	63	48.13	basket	1	Y	2023			--		0	$ -		0	--	-		0.00	$ 7,789.00	48	###		-	0.00		2103	85	$ 9,630.00
15	4270	S. 35th	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--	-		0.00		0	--		-	0.00		2038	20	$ 10,330.00
15	4272/74	S. 35th	110	63	48.13	basket	1	Y	1943			--		0	$ -		0	--	-		0.00		0	--	405	lf	$ 2,430.00		2040	22	$ 9,630.00
15	4276/78	S. 35th	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--	-		0.00		0	--	8	lf	$ 48.00		2041	23	$ 10,330.00
15	4280/82	S. 35th	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--	-		0.00		0	--		-	0.00		2038	20	$ 10,330.00
15	4284	S. 35th	67	50	23.26	running	1		1943			--		0	$ -		0	--	-		0.00		0	--	14	lf	$ 84.00		2041	23	$ 4,650.00
16	4300	S. 35th	118	63	51.63	basket	1	Y	1943			--		0	$ -		0	--	-		0.00		0	--		-	0.00		2023	5	$ 10,330.00
16	4302	S. 35th	76	50	26.39	basket	1		1943			--		0	$ -		0	--	220	lf	$ 1,320.00		0	--		-	0.00		2033	15	$ 5,280.00
16	4304	S. 35th	76	50	26.39	basket	1		1943			--		0	$ -		0	--	-		0.00		0	--		-	0.00		2038	20	$ 5,280.00
16	4310/12	S. 35th	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--	-		0.00		0	--	10	lf	$ 60.00		2041	23	$ 10,330.00
16	4314/16	S. 35th	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--	-		0.00		0	--	40	lf	$ 240.00		2031	13	$ 10,330.00
16	4318/20	S. 35th	118	63	51.63	running	1	Y	1943			--		0	$ -		0	--	-		0.00		0	--	12	lf	$ 72.00		2041	23	$ 10,330.00
										$ 55,750.00	442	SF	$ 220,390.00	1127	SF	$ 56,900.00	412	SF	9340	LF	$ 56,040.00	$ 56,670.00	314	SF	3321	LF	$ 19,926.00				
Totals	181				##	-	216	-																						
%								0%																						
Average			Average Unit Cost to Rebuild Stoop (per SF)							PRELIM PHASE	$ 126.26		PHASE I	$ 195.47		PHASE II	$ 138.05				PHASE III	$ 180.33								
			Inflation Adjusted Unit Price								$ 197.96			$ 239.13			$ 160.89					$ 203.91								
			Composite Unit Cost to Rebuild Stoop (per SF)																			$ 200.00			Total Estimated Replacement Value of all Stoops					$1,585,240.00

Appendix A15 - Supporting Estimate for Portico Refurbishment (5.5.2)

Court	Address	Street	Portico Style (A, B, C or D)	Columns ? (Y/N)	Date of Install. / Renov.	Approx. Age (yrs)	Estimated Useful Life (yrs)	Determ. Remaining Useful Life	Antic. Rebuild Year	Estimated Renovation Cost in 2023$	2023 Comments
1	3501	S. Stafford	Style D	Y	1943	80	100	20	2038	$ 7,520.00	
1	3503	S. Stafford	Style A		1943	80	100	20	2038	$ 5,460.00	
1	3507 A/B	S. Stafford	Style D	Y	1943	80	100	20	2038	$ 7,520.00	
1	3509 A/B	S. Stafford	Style B	Y	1943	80	100	20	2038	$ 6,340.00	
1	3511	S. Stafford	Style A		1943	80	100	20	2038	$ 5,460.00	
1	3513 A/B	S. Stafford	Style D	Y	1943	80	100	20	2038	$ 7,520.00	
1	3515 A/B	S. Stafford	Style D	Y	1943	80	100	20	2038	$ 7,520.00	
1	3517 A/B	S. Stafford	Style B	Y	1943	80	100	20	2038	$ 6,340.00	
1	3519 A/B	S. Stafford	Style D	Y	1943	80	100	20	2038	$ 7,520.00	
1	3521	S. Stafford	Style A		1943	80	100	20	2038	$ 5,460.00	
1	3523 A/B	S. Stafford	Style D	Y	1943	80	100	20	2038	$ 7,520.00	
1	3525 A/B	S. Stafford	Style D	Y	1943	80	100	20	2038	$ 7,520.00	
1	3527 A/B	S. Stafford	Style D	Y	1943	80	100	20	2038	$ 7,520.00	
1	3529 A/B	S. Stafford	Style D	Y	1943	80	100	20	2038	$ 7,520.00	
2	3535 A/B	S. Stafford	Style D	Y	1943	80	101	21	2039	$ 7,520.00	
2	3537	S. Stafford	Style D	Y	1943	80	101	21	2039	$ 7,520.00	
2	3539 A/B	S. Stafford	Style D	Y	1943	80	101	21	2039	$ 7,520.00	
2	3541	S. Stafford	Style A		1943	80	101	21	2039	$ 5,460.00	
2	3543 A/B	S. Stafford	Style B	Y	1943	80	101	21	2039	$ 6,340.00	
2	3545	S. Stafford	Style C	Y	1943	80	101	21	2039	$ 6,550.00	
2	3547 A/B	S. Stafford	Style B	Y	1943	80	101	21	2039	$ 6,340.00	
2	3549 A/B	S. Stafford	Style D	Y	1943	80	101	21	2039	$ 7,520.00	
2	3551	S. Stafford	Style D	Y	1943	80	101	21	2039	$ 7,520.00	
2	3553 A/B	S. Stafford	Style D	Y	1943	80	101	21	2039	$ 7,520.00	
2	3555	S. Stafford	Style A		1943	80	101	21	2039	$ 5,460.00	
3	3561	S. Stafford	Style A		1943	80	102	22	2040	$ 5,460.00	
3	3563	S. Stafford	Style C	Y	1943	80	102	22	2040	$ 6,550.00	
3	3565 A/B	S. Stafford	Style D	Y	1943	80	102	22	2040	$ 7,520.00	
3	3567	S. Stafford	Style A		1943	80	102	22	2040	$ 5,460.00	
3	3569 A/B	S. Stafford	Style B	Y	1943	80	102	22	2040	$ 6,340.00	
3	3571	S. Stafford	Style C	Y	1943	80	102	22	2040	$ 6,550.00	
3	3573 A/B	S. Stafford	Style B	Y	1943	80	102	22	2040	$ 6,340.00	
3	3575 A/B	S. Stafford	Style B	Y	1943	80	102	22	2040	$ 6,340.00	
3	3577 A/B	S. Stafford	Style B	Y	1943	80	102	22	2040	$ 6,340.00	
3	3579	S. Stafford	Style A		1943	80	102	22	2040	$ 5,460.00	
3	3581	S. Stafford	Style C	Y	1943	80	102	22	2040	$ 6,550.00	
3	3583	S. Stafford	Style A		1943	80	102	22	2040	$ 5,460.00	
3	3585	S. Stafford	Style A		1943	80	102	22	2040	$ 5,460.00	
4	4101	S. 36th	Style A		1943	80	103	23	2041	$ 5,460.00	
4	4103	S. 36th	Style A		1943	80	103	23	2041	$ 5,460.00	
4	4105/07	S. 36th	Style B	Y	1943	80	103	23	2041	$ 6,340.00	
4	4109/11	S. 36th	Style B	Y	1943	80	103	23	2041	$ 6,340.00	
4	4113	S. 36th	Style A		1943	80	103	23	2041	$ 5,460.00	
4	4115-17	S. 36th	Style D	Y	1943	80	103	23	2041	$ 7,520.00	
4	4119	S. 36th	Style A		1943	80	103	23	2041	$ 5,460.00	
4	4121	S. 36th	Style A		1943	80	103	23	2041	$ 5,460.00	
4	4123	S. 36th	Style C	Y	1943	80	103	23	2041	$ 6,550.00	
4	4125	S. 36th	Style A		1943	80	103	23	2041	$ 5,460.00	
4	4127/29	S. 36th	Style D	Y	1943	80	103	23	2041	$ 7,520.00	
4	4131/33	S. 36th	Style D	Y	1943	80	103	23	2041	$ 7,520.00	
4	4135	S. 36th	Style A		1943	80	103	23	2041	$ 5,460.00	
4	4137	S. 36th	Style A		1943	80	103	23	2041	$ 5,460.00	
4	4139	S. 36th	Style A		1943	80	103	23	2041	$ 5,460.00	

Appendix A15 - Supporting Estimate for Portico Refurbishment (5.5.2)

Court	Address	Street	Portico Style (A, B, C or D)	Columns ? (Y/N)	Date of Install. / Renov.	Approx. Age (yrs)	Estimated Useful Life (yrs)	Determ. Remaining Useful Life	Antic. Rebuild Year	Estimated Renovation Cost in 2023$	2023 Comments
5	**4100**	S. 36th	Style A		1943	80	104	24	2042	$ 5,460.00	
5	**4102**	S. 36th	Style A		1943	80	104	24	2042	$ 5,460.00	
5	**4104/06**	S. 36th	Style B	Y	1943	80	104	24	2042	$ 6,340.00	
5	**4108/10**	S. 36th	Style B	Y	1943	80	104	24	2042	$ 6,340.00	
5	**4112/14**	S. 36th	Style D	Y	1943	80	104	24	2042	$ 7,520.00	
5	**4116**	S. 36th	Style A		1943	80	104	24	2042	$ 5,460.00	
5	**4118**	S. 36th	Style C	Y	1943	80	104	24	2042	$ 6,550.00	
5	**4122-24**	S. 36th	Style D	Y	1943	80	104	24	2042	$ 7,520.00	
5	**4126-28**	S. 36th	Style D	Y	1943	80	104	24	2042	$ 7,520.00	
6	**4130**	S. 36th	Style A		1943	80	99	19	2037	$ 5,460.00	
6	**4132**	S. 36th	Style A		1943	80	99	19	2037	$ 5,460.00	
6	**4134**	S. 36th	Style A		1943	80	99	19	2037	$ 5,460.00	
6	**4136/38**	S. 36th	Style D	Y	1943	80	99	19	2037	$ 7,520.00	
6	**4140/42**	S. 36th	Style D	Y	1943	80	99	19	2037	$ 7,520.00	
6	**4144**	S. 36th	Style A		1943	80	99	19	2037	$ 5,460.00	
6	**4146-48**	S. 36th	Style B	Y	1943	80	99	19	2037	$ 6,340.00	
6	**4150/52**	S. 36th	Style B	Y	1943	80	99	19	2037	$ 6,340.00	
6	**4154/56**	S. 36th	Style B	Y	1943	80	99	19	2037	$ 6,340.00	
6	**4158/60**	S. 36th	Style D	Y	1943	80	99	19	2037	$ 7,520.00	
6	**4162/64**	S. 36th	Style B	Y	1943	80	99	19	2037	$ 6,340.00	
6	**4166**	S. 36th	Style A		1943	80	99	19	2037	$ 5,460.00	
6	**4168/70**	S. 36th	Style D	Y	1943	80	99	19	2037	$ 7,520.00	
6	**4172/74**	S. 36th	Style D	Y	1943	80	99	19	2037	$ 7,520.00	
6	**4176**	S. 36th	Style A		1943	80	99	19	2037	$ 5,460.00	
7	**4200-02**	S. 36th	Style B	Y	1943	80	104	24	2042	$ 6,340.00	
7	**4204**	S. 36th	Style C	Y	1943	80	104	24	2042	$ 6,550.00	
7	**4206-08**	S. 36th	Style B	Y	1943	80	104	24	2042	$ 6,340.00	
7	**4210**	S. 36th	Style C	Y	1943	80	104	24	2042	$ 6,550.00	
7	**4212**	S. 36th	Style C	Y	1943	80	104	24	2042	$ 6,550.00	
8	**3601/03**	S. Taylor	Style D	Y	1943	80	98	18	2036	$ 7,520.00	
8	**3605/07**	S. Taylor	Style D	Y	1943	80	98	18	2036	$ 7,520.00	
8	**3609**	S. Taylor	Style A		1943	80	98	18	2036	$ 5,460.00	
8	**3611**	S. Taylor	Style C	Y	1943	80	98	18	2036	$ 6,550.00	
8	**3613**	S. Taylor	Style A		1943	80	98	18	2036	$ 5,460.00	
8	**3615-17**	S. Taylor	Style B	Y	1943	80	98	18	2036	$ 6,340.00	
8	**3619-21**	S. Taylor	Style B	Y	1943	80	98	18	2036	$ 6,340.00	
8	**3623/25**	S. Taylor	Style B	Y	1943	80	98	18	2036	$ 6,340.00	
9	**3513/15**	S. Utah	Style D	Y	1943	80	98	18	2036	$ 7,520.00	
9	**3517/19**	S. Utah	Style B	Y	1943	80	98	18	2036	$ 6,340.00	
9	**3521/23**	S. Utah	Style D	Y	1943	80	98	18	2036	$ 7,520.00	
9	**3525-27**	S. Utah	Style B	Y	1943	80	98	18	2036	$ 6,340.00	
9	**3529**	S. Utah	Style C	Y	1943	80	98	18	2036	$ 6,550.00	
9	**3531-33**	S. Utah	Style B	Y	1943	80	98	18	2036	$ 6,340.00	
9	**3535**	S. Utah	Style A		1943	80	98	18	2036	$ 5,460.00	
9	**3537/39**	S. Utah	Style D	Y	1943	80	98	18	2036	$ 7,520.00	
9	**3541/43**	S. Utah	Style D	Y	1943	80	98	18	2036	$ 7,520.00	
9	**3545**	S. Utah	Style A		1943	80	98	18	2036	$ 5,460.00	
9	**3547**	S. Utah	Style A		1943	80	98	18	2036	$ 5,460.00	
9	**3549**	S. Utah	Style A		1943	80	98	18	2036	$ 5,460.00	

Appendix A15 - Supporting Estimate for Portico Refurbishment (5.5.2)

Court	Address	Street	Portico Style (A, B, C or D)	Columns ? (Y/N)	Date of Install. / Renov.	Approx. Age (yrs)	Estimated Useful Life (yrs)	Determ. Remaining Useful Life	Antic. Rebuild Year	Estimated Renovation Cost in 2023$	2023 Comments
10	**4301**	S. 36th	Style A		1943	80	97	17	2035	$ 5,460.00	
10	**4303/05**	S. 36th	Style D	Y	1943	80	97	17	2035	$ 7,520.00	
10	**4307/09**	S. 36th	Style D	Y	1943	80	97	17	2035	$ 7,520.00	
10	**4311**	S. 36th	Style A		1943	80	97	17	2035	$ 5,460.00	
10	**4313-15**	S. 36th	Style D	Y	1943	80	97	17	2035	$ 7,520.00	
10	**4317**	S. 36th	Style C	Y	1943	80	97	17	2035	$ 6,550.00	
10	**4319-21**	S. 36th	Style D	Y	1943	80	97	17	2035	$ 7,520.00	
10	**4323**	S. 36th	Style A		1943	80	97	17	2035	$ 5,460.00	
10	**4325/27**	S. 36th	Style D	Y	1943	80	97	17	2035	$ 7,520.00	
10	**4329/31**	S. 36th	Style B	Y	1943	80	97	17	2035	$ 6,340.00	
10	**4333/35**	S. 36th	Style D	Y	1943	80	97	17	2035	$ 7,520.00	
10	**4337/39**	S. 36th	Style B	Y	1943	80	97	17	2035	$ 6,340.00	
10	**4341/43**	S. 36th	Style D	Y	1943	80	97	17	2035	$ 7,520.00	
11	**4201**	S. 36th	Style A		1943	80	97	17	2035	$ 5,460.00	
11	**4203/05**	S. 36th	Style D	Y	1943	80	97	17	2035	$ 7,520.00	
11	**4207/09**	S. 36th	Style D	Y	1943	80	97	17	2035	$ 7,520.00	
11	**4215**	S. 36th	Style A		1943	80	97	17	2035	$ 5,460.00	
11	**4217/19**	S. 36th	Style D	Y	1943	80	97	17	2035	$ 7,520.00	
11	**4221/23**	S. 36th	Style D	Y	1943	80	97	17	2035	$ 7,520.00	
11	**4227-29**	S. 36th	Style D	Y	1943	80	97	17	2035	$ 7,520.00	
11	**4231-33**	S. 36th	Style B	Y	1943	80	97	17	2035	$ 6,340.00	
11	**4235-37**	S. 36th	Style D	Y	1943	80	97	17	2035	$ 7,520.00	
11	**3588-90**	S. Stafford	Style D	Y	1943	80	97	17	2035	$ 7,520.00	
11	**3592-94**	S. Stafford	Style B	Y	1943	80	97	17	2035	$ 6,340.00	
11	**3596/98**	S. Stafford	Style D	Y	1943	80	97	17	2035	$ 7,520.00	
12	**3548**	S. Stafford	Style A		1943	80	96	16	2034	$ 5,460.00	
12	**3550/52**	S. Stafford	Style D	Y	1943	80	96	16	2034	$ 7,520.00	
12	**3554/56**	S. Stafford	Style D		1943	80	96	16	2034	$ 7,520.00	
12	**3558**	S. Stafford	Style A		1943	80	96	16	2034	$ 5,460.00	
12	**3560**	S. Stafford	Style A		1943	80	96	16	2034	$ 5,460.00	
12	**3562**	S. Stafford	Style A		1943	80	96	16	2034	$ 5,460.00	
12	**3564**	S. Stafford	Style A		1943	80	96	16	2034	$ 5,460.00	
12	**3566/68**	S. Stafford	Style B	Y	1943	80	96	16	2034	$ 6,340.00	
12	**3570**	S. Stafford	Style C	Y	1943	80	96	16	2034	$ 6,550.00	
12	**3572/74**	S. Stafford	Style B	Y	1943	80	96	16	2034	$ 6,340.00	
12	**3576**	S. Stafford	Style A		1943	80	96	16	2034	$ 5,460.00	
12	**3578/80**	S. Stafford	Style D	Y	1943	80	96	16	2034	$ 7,520.00	
12	**3582-84**	S. Stafford	Style D	Y	1943	80	96	16	2034	$ 7,520.00	
13	**3512/14**	S. Stafford	Style D	Y	1943	80	96	16	2034	$ 7,520.00	
13	**3516/18**	S. Stafford	Style D	Y	1943	80	96	16	2034	$ 7,520.00	
13	**3520**	S. Stafford	Style C	Y	1943	80	96	16	2034	$ 6,550.00	
13	**3522**	S. Stafford	Style A		1943	80	96	16	2034	$ 5,460.00	
13	**3524**	S. Stafford	Style A		1943	80	96	16	2034	$ 5,460.00	
13	**3526/28**	S. Stafford	Style D	Y	1943	80	96	16	2034	$ 7,520.00	
13	**3530/32**	S. Stafford	Style D	Y	1943	80	96	16	2034	$ 7,520.00	
13	**3534**	S. Stafford	Style A		1943	80	96	16	2034	$ 5,460.00	
13	**3536**	S. Stafford	Style C	Y	1943	80	96	16	2034	$ 6,550.00	
13	**3538-40**	S. Stafford	Style D	Y	1943	80	96	16	2034	$ 7,520.00	
13	**3542-44**	S. Stafford	Style C	Y	1943	80	96	16	2034	$ 6,550.00	
14	**3500**	S. Stafford	Style A		1943	80	95	15	2033	$ 5,460.00	
14	**4202**	S. 35th	Style A	Y	1943	80	95	15	2033	$ 5,460.00	
14	**4204/06**	S. 35th	Style D	Y	1943	80	95	15	2033	$ 7,520.00	
14	**4208/10**	S. 35th	Style D	Y	1943	80	95	15	2033	$ 7,520.00	
14	**4216**	S. 35th	Style C	Y	1943	80	95	15	2033	$ 6,550.00	
14	**4218**	S. 35th	Style C		1943	80	95	15	2033	$ 6,550.00	

Appendix A15 - Supporting Estimate for Portico Refurbishment (5.5.2)

Court	Address	Street	Portico Style (A, B, C or D)	Columns ? (Y/N)	Date of Install. / Renov.	Approx. Age (yrs)	Estimated Useful Life (yrs)	Determ. Remaining Useful Life	Antic. Rebuild Year	Estimated Renovation Cost in 2023$	2023 Comments
15	**4226/28**	S. 35th	Style D	Y	1943	80	95	15	2033	$ 7,520.00	
15	**4230-32**	S. 35th	Style D	Y	1943	80	95	15	2033	$ 7,520.00	
15	**4234**	S. 35th	Style A		1943	80	95	15	2033	$ 5,460.00	
15	**4236-38**	S. 35th	Style B	Y	1943	80	95	15	2033	$ 6,340.00	
15	**4240**	S. 35th	Style C	Y	1943	80	95	15	2033	$ 6,550.00	
15	**4242-44**	S. 35th	Style B	Y	1943	80	95	15	2033	$ 6,340.00	
15	**4246/48**	S. 35th	Style D	Y	1943	80	95	15	2033	$ 7,520.00	
15	**4250/52**	S. 35th	Style D	Y	1943	80	95	15	2033	$ 7,520.00	
15	**4254**	S. 35th	Style A		1943	80	95	15	2033	$ 5,460.00	
15	**4256**	S. 35th	Style A		1943	80	95	15	2033	$ 5,460.00	
15	**4258/60**	S. 35th	Style D	Y	1943	80	95	15	2033	$ 7,520.00	
15	**4262/64**	S. 35th	Style D	Y	1943	80	95	15	2033	$ 7,520.00	
15	**4266/68**	S. 35th	Style B	Y	1943	80	95	15	2033	$ 6,340.00	
15	**4270**	S. 35th	Style C	Y	1943	80	95	15	2033	$ 6,550.00	
15	**4272/74**	S. 35th	Style B	Y	1943	80	95	15	2033	$ 6,340.00	
15	**4276/78**	S. 35th	Style B	Y	1943	80	95	15	2033	$ 6,340.00	
15	**4280/82**	S. 35th	Style D	Y	1943	80	95	15	2033	$ 7,520.00	
15	**4284**	S. 35th	Style A		1943	80	95	15	2033	$ 5,460.00	
16	**4300**	S. 35th	Style C	Y	1943	80	95	15	2033	$ 6,550.00	
16	**4302**	S. 35th	Style A		1943	80	95	15	2033	$ 5,460.00	
16	**4304**	S. 35th	Style A		1943	80	95	15	2033	$ 5,460.00	
16	**4310/12**	S. 35th	Style D	Y	1943	80	95	15	2033	$ 7,520.00	
16	**4314/16**	S. 35th	Style B	Y	1943	80	95	15	2033	$ 6,340.00	
16	**4318/20**	S. 35th	Style D	Y	1943	80	95	15	2033	$ 7,520.00	

Totals 181

TOTALS/AVERAGES

Approx. Age (yrs)	Estimated Useful Life (yrs)	Determ. Remaining Useful Life	Antic. Rebuild Year	Estimated Renovation Cost in 2023$
80	**99**	**19**	**2037**	**$1,180,000.00**

Appendix A16 - Supporting Estimate for Rear Canopy Replacement

Court	Address	Street	Number of Rear Canopies	Date of Install/ Repair	Approx. Age (yrs)	Estimated Useful Life (yrs)	Determ. Remaining Useful Life	Antic. Rebuild Year	Estimated Replacement Cost in 2023$	2023 Comments
1	**3501**	S. Stafford	2	1943	80	95	15	2033	$ 2,920.00	
1	**3503**	S. Stafford	1	1943	80	95	15	2033	$ 1,460.00	
1	**3507 A / B**	S. Stafford	2	1943	80	95	15	2033	$ 2,920.00	
1	**3509 A / B**	S. Stafford	2	1943	80	95	15	2033	$ 2,920.00	
1	**3511**	S. Stafford	1	1943	80	95	15	2033	$ 1,460.00	
1	**3513 A / B**	S. Stafford	2	1943	80	95	15	2033	$ 2,920.00	
1	**3515 A / B**	S. Stafford	2	1943	80	95	15	2033	$ 2,920.00	
1	**3517 A / B**	S. Stafford	2	1943	80	95	15	2033	$ 2,920.00	
1	**3519 A / B**	S. Stafford	2	1943	80	95	15	2033	$ 2,920.00	
1	**3521**	S. Stafford	1	1943	80	95	15	2033	$ 1,460.00	
1	**3523 A / B**	S. Stafford	2	1943	80	95	15	2033	$ 2,920.00	
1	**3525 A / B**	S. Stafford	2	1943	80	95	15	2033	$ 2,920.00	
1	**3527 A / B**	S. Stafford	2	1943	80	95	15	2033	$ 2,920.00	
1	**3529 A / B**	S. Stafford	2	1943	80	95	15	2033	$ 2,920.00	
2	**3535 A / B**	S. Stafford	2	1943	80	94	14	2032	$ 2,920.00	
2	**3537**	S. Stafford	2	1943	80	94	14	2032	$ 2,920.00	
2	**3539 A / B**	S. Stafford	2	1943	80	94	14	2032	$ 2,920.00	
2	**3541**	S. Stafford	1	1943	80	94	14	2032	$ 1,460.00	
2	**3543 A / B**	S. Stafford	2	1943	80	94	14	2032	$ 2,920.00	
2	**3545**	S. Stafford	2	1943	80	94	14	2032	$ 2,920.00	
2	**3547 A**	S. Stafford	1	1943	80	94	14	2032	$ 1,460.00	
2	**3547 B**	S. Stafford	1	2016	7	100	93	2111	$ 1,460.00	
2	**3549 A / B**	S. Stafford	2	1943	80	94	14	2032	$ 2,920.00	
2	**3551**	S. Stafford	2	1943	80	94	14	2032	$ 2,920.00	
2	**3553 A / B**	S. Stafford	2	1943	80	94	14	2032	$ 2,920.00	
2	**3555**	S. Stafford	1	1943	80	94	14	2032	$ 1,460.00	
3	**3561**	S. Stafford	1	1943	80	93	13	2031	$ 1,460.00	
3	**3563**	S. Stafford	2	1943	80	93	13	2031	$ 2,920.00	
3	**3565 A / B**	S. Stafford	2	1943	80	93	13	2031	$ 2,920.00	
3	**3567**	S. Stafford	1	1943	80	93	13	2031	$ 1,460.00	
3	**3569 A / B**	S. Stafford	2	1943	80	93	13	2031	$ 2,920.00	
3	**3571**	S. Stafford	2	1943	80	93	13	2031	$ 2,920.00	
3	**3573 A / B**	S. Stafford	2	1943	80	93	13	2031	$ 2,920.00	
3	**3575 A / B**	S. Stafford	2	1943	80	93	13	2031	$ 2,920.00	
3	**3577 A / B**	S. Stafford	2	1943	80	93	13	2031	$ 2,920.00	
3	**3579**	S. Stafford	1	1943	80	93	13	2031	$ 1,460.00	
3	**3581**	S. Stafford	2	1943	80	93	13	2031	$ 2,920.00	
3	**3583**	S. Stafford	1	1943	80	93	13	2031	$ 1,460.00	
3	**3585**	S. Stafford	1	1943	80	93	13	2031	$ 1,460.00	

Appendix A16 - Supporting Estimate for Rear Canopy Replacement

Court	Address	Street	Number of Rear Canopies	Date of Install/ Repair	Approx. Age (yrs)	Estimated Useful Life (yrs)	Determ. Remaining Useful Life	Antic. Rebuild Year	Estimated Replacement Cost in 2023$	2023 Comments
4	**4101**	S. 36th	1	1943	80	92	12	2030	$ 1,460.00	
4	**4103**	S. 36th	1	1943	80	92	12	2030	$ 1,460.00	
4	**4105 / 07**	S. 36th	2	1943	80	92	12	2030	$ 2,920.00	
4	**4109 / 11**	S. 36th	2	1943	80	92	12	2030	$ 2,920.00	
4	**4113**	S. 36th	1	1943	80	92	12	2030	$ 1,460.00	
4	**4115 / 17**	S. 36th	2	1943	80	92	12	2030	$ 2,920.00	
4	**4119**	S. 36th	1	1943	80	92	12	2030	$ 1,460.00	
4	**4121**	S. 36th	1	1943	80	92	12	2030	$ 1,460.00	
4	**4123**	S. 36th	2	1943	80	92	12	2030	$ 2,920.00	
4	**4125**	S. 36th	1	1943	80	92	12	2030	$ 1,460.00	
4	**4127 / 29**	S. 36th	2	1943	80	92	12	2030	$ 2,920.00	
4	**4131 / 33**	S. 36th	2	1943	80	92	12	2030	$ 2,920.00	
4	**4135**	S. 36th	1	1943	80	92	12	2030	$ 1,460.00	
4	**4137**	S. 36th	1	1943	80	92	12	2030	$ 1,460.00	
4	**4139**	S. 36th	1	1943	80	92	12	2030	$ 1,460.00	
5	**4100**	S. 36th	1	1943	80	91	11	2029	$ 1,460.00	
5	**4102**	S. 36th	1	1943	80	91	11	2029	$ 1,460.00	
5	**4104 / 06**	S. 36th	2	1943	80	91	11	2029	$ 2,920.00	
5	**4108 / 10**	S. 36th	2	1943	80	91	11	2029	$ 2,920.00	
5	**4112 / 14**	S. 36th	2	1943	80	91	11	2029	$ 2,920.00	
5	**4116**	S. 36th	1	1943	80	91	11	2029	$ 1,460.00	
5	**4118**	S. 36th	2	1943	80	91	11	2029	$ 2,920.00	
5	**4122 / 24**	S. 36th	2	1943	80	91	11	2029	$ 2,920.00	
5	**4126 / 28**	S. 36th	2	1943	80	91	11	2029	$ 2,920.00	
6	**4130**	S. 36th	1	2016	7	100	93	2111	$ 1,460.00	
6	**4132**	S. 36th	1	2016	7	100	93	2111	$ 1,460.00	
6	**4134**	S. 36th	1	1943	80	90	10	2028	$ 1,460.00	
6	**4136 / 38**	S. 36th	2	1943	80	90	10	2028	$ 2,920.00	
6	**4140 / 42**	S. 36th	2	1943	80	90	10	2028	$ 2,920.00	
6	**4144**	S. 36th	1	1943	80	90	10	2028	$ 1,460.00	
6	**4146 / 48**	S. 36th	2	1943	80	90	10	2028	$ 2,920.00	
6	**4150 / 52**	S. 36th	2	1943	80	90	10	2028	$ 2,920.00	
6	**4154 / 56**	S. 36th	2	1943	80	90	10	2028	$ 2,920.00	
6	**4158 / 60**	S. 36th	2	1943	80	90	10	2028	$ 2,920.00	
6	**4162 / 64**	S. 36th	2	1943	80	90	10	2028	$ 2,920.00	
6	**4166**	S. 36th	1	1943	80	90	10	2028	$ 1,460.00	
6	**4168 / 70**	S. 36th	2	1943	80	90	10	2028	$ 2,920.00	
6	**4172 / 74**	S. 36th	2	1943	80	90	10	2028	$ 2,920.00	
6	**4176**	S. 36th	1	1943	80	90	10	2028	$ 1,460.00	

Appendix A16 - Supporting Estimate for Rear Canopy Replacement

Court	Address	Street	Number of Rear Canopies	Date of Install/ Repair	Approx. Age (yrs)	Estimated Useful Life (yrs)	Determ. Remaining Useful Life	Antic. Rebuild Year	Estimated Replacement Cost in 2023$	2023 Comments
7	4200 / 02	S. 36th	2	1943	80	96	16	2034	$ 2,920.00	
7	4204	S. 36th	2	1943	80	96	16	2034	$ 2,920.00	
7	4206 / 08	S. 36th	2	1943	80	96	16	2034	$ 2,920.00	
7	4210	S. 36th	2	1943	80	96	16	2034	$ 2,920.00	
7	4212	S. 36th	2	1943	80	96	16	2034	$ 2,920.00	
8	3601 / 03	S. Taylor	2	1943	80	96	16	2034	$ 2,920.00	
8	3605 / 07	S. Taylor	2	1943	80	96	16	2034	$ 2,920.00	
8	3609	S. Taylor	1	1943	80	96	16	2034	$ 1,460.00	
8	3611	S. Taylor	2	1943	80	96	16	2034	$ 2,920.00	
8	3613	S. Taylor	1	1943	80	96	16	2034	$ 1,460.00	
8	3615 / 17	S. Taylor	2	1943	80	96	16	2034	$ 2,920.00	
8	3619 / 21	S. Taylor	2	1943	80	96	16	2034	$ 2,920.00	
8	3623 / 25	S. Taylor	2	1943	80	96	16	2034	$ 2,920.00	
9	3513 / 15	S. Utah	2	1943	80	97	17	2035	$ 2,920.00	
9	3517 / 19	S. Utah	2	1943	80	97	17	2035	$ 2,920.00	
9	3521 / 23	S. Utah	2	1943	80	97	17	2035	$ 2,920.00	
9	3525 / 27	S. Utah	2	1943	80	97	17	2035	$ 2,920.00	
9	3529	S. Utah	2	1943	80	97	17	2035	$ 2,920.00	
9	3531 / 33	S. Utah	2	1943	80	97	17	2035	$ 2,920.00	
9	3535	S. Utah	1	1943	80	97	17	2035	$ 1,460.00	
9	3537 / 39	S. Utah	2	1943	80	97	17	2035	$ 2,920.00	
9	3541 / 43	S. Utah	2	1943	80	97	17	2035	$ 2,920.00	
9	3545	S. Utah	1	1943	80	97	17	2035	$ 1,460.00	
9	3547	S. Utah	1	1943	80	97	17	2035	$ 1,460.00	
9	3549	S. Utah	1	1943	80	97	17	2035	$ 1,460.00	
10	4301	S. 36th	1	1943	80	98	18	2036	$ 1,460.00	
10	4303 / 05	S. 36th	2	1943	80	98	18	2036	$ 2,920.00	
10	4307 / 09	S. 36th	2	1943	80	98	18	2036	$ 2,920.00	
10	4311	S. 36th	1	1943	80	98	18	2036	$ 1,460.00	
10	4313 / 15	S. 36th	2	1943	80	98	18	2036	$ 2,920.00	
10	4317	S. 36th	2	1943	80	98	18	2036	$ 2,920.00	
10	4319 / 21	S. 36th	2	1943	80	98	18	2036	$ 2,920.00	
10	4323	S. 36th	1	1943	80	98	18	2036	$ 1,460.00	
10	4325 / 27	S. 36th	2	1943	80	98	18	2036	$ 2,920.00	
10	4329 / 31	S. 36th	2	1943	80	98	18	2036	$ 2,920.00	
10	4333 / 35	S. 36th	2	1943	80	98	18	2036	$ 2,920.00	
10	4337 / 39	S. 36th	2	1943	80	98	18	2036	$ 2,920.00	
10	4341 / 43	S. 36th	2	1943	80	98	18	2036	$ 2,920.00	
11	4201	S. 36th	1	1943	80	99	19	2037	$ 1,460.00	
11	4203 / 05	S. 36th	2	1943	80	99	19	2037	$ 2,920.00	
11	4207 / 09	S. 36th	2	1943	80	99	19	2037	$ 2,920.00	
11	4215	S. 36th	1	1943	80	99	19	2037	$ 1,460.00	
11	4217 / 19	S. 36th	2	1943	80	99	19	2037	$ 2,920.00	
11	4221 / 23	S. 36th	2	1943	80	99	19	2037	$ 2,920.00	
11	4227 / 29	S. 36th	2	1943	80	99	19	2037	$ 2,920.00	
11	4231 / 33	S. 36th	2	1943	80	99	19	2037	$ 2,920.00	
11	4235 / 37	S. 36th	2	1943	80	99	19	2037	$ 2,920.00	
11	3588 / 90	S. Stafford	2	1943	80	99	19	2037	$ 2,920.00	
11	3592 / 94	S. Stafford	2	1943	80	99	19	2037	$ 2,920.00	
11	3596 / 98	S. Stafford	2	1943	80	99	19	2037	$ 2,920.00	

Appendix A16 - Supporting Estimate for Rear Canopy Replacement

Court	Address	Street	Number of Rear Canopies	Date of Install/ Repair	Approx. Age (yrs)	Estimated Useful Life (yrs)	Determ. Remaining Useful Life	Antic. Rebuild Year	Estimated Replacement Cost in 2023$	2023 Comments
12	3548	S. Stafford	1	1943	80	100	20	2038	$ 1,460.00	
12	3550 / 52	S. Stafford	2	1943	80	100	20	2038	$ 2,920.00	
12	3554 / 56	S. Stafford	2	1943	80	100	20	2038	$ 2,920.00	
12	3558	S. Stafford	1	1943	80	100	20	2038	$ 1,460.00	
12	3560	S. Stafford	1	1943	80	100	20	2038	$ 1,460.00	
12	3562	S. Stafford	1	1943	80	100	20	2038	$ 1,460.00	
12	3564	S. Stafford	1	1943	80	100	20	2038	$ 1,460.00	
12	3566 / 68	S. Stafford	2	1943	80	100	20	2038	$ 2,920.00	
12	3570	S. Stafford	2	1943	80	100	20	2038	$ 2,920.00	
12	3572 / 74	S. Stafford	2	1943	80	100	20	2038	$ 2,920.00	
12	3576	S. Stafford	1	1943	80	100	20	2038	$ 1,460.00	
12	3578 / 80	S. Stafford	2	1943	80	100	20	2038	$ 2,920.00	
12	3582 / 84	S. Stafford	2	1943	80	100	20	2038	$ 2,920.00	
13	3512 / 14	S. Stafford	2	1943	80	95	15	2033	$ 2,920.00	
13	3516 / 18	S. Stafford	2	1943	80	95	15	2033	$ 2,920.00	
13	3520	S. Stafford	2	1943	80	95	15	2033	$ 2,920.00	
13	3522	S. Stafford	1	1943	80	95	15	2033	$ 1,460.00	
13	3524	S. Stafford	1	1943	80	95	15	2033	$ 1,460.00	
13	3526 / 28	S. Stafford	2	1943	80	95	15	2033	$ 2,920.00	
13	3530 / 32	S. Stafford	2	1943	80	95	15	2033	$ 2,920.00	
13	3534	S. Stafford	1	1943	80	95	15	2033	$ 1,460.00	
13	3536	S. Stafford	2	1943	80	95	15	2033	$ 2,920.00	
13	3538 / 40	S. Stafford	2	1943	80	95	15	2033	$ 2,920.00	
13	3542 / 44	S. Stafford	2	1943	80	95	15	2033	$ 2,920.00	
14	3500	S. Stafford	1	1943	80	99	19	2037	$ 1,460.00	
14	4202	S. 35th	1	1943	80	99	19	2037	$ 1,460.00	
14	4204 / 06	S. 35th	2	1943	80	99	19	2037	$ 2,920.00	
14	4208 / 10	S. 35th	2	1943	80	99	19	2037	$ 2,920.00	
14	4216	S. 35th	2	1943	80	99	19	2037	$ 2,920.00	
14	4218	S. 35th	2	1943	80	99	19	2037	$ 2,920.00	
15	4226 / 28	S. 35th	2	1943	80	91	11	2029	$ 2,920.00	
15	4230 / 32	S. 35th	2	1943	80	91	11	2029	$ 2,920.00	
15	4234	S. 35th	1	1943	80	91	11	2029	$ 1,460.00	
15	4236 / 38	S. 35th	2	1943	80	91	11	2029	$ 2,920.00	
15	4240	S. 35th	2	1943	80	91	11	2029	$ 2,920.00	
15	4242 / 44	S. 35th	2	1943	80	91	11	2029	$ 2,920.00	
15	4246 / 48	S. 35th	2	1943	80	91	11	2029	$ 2,920.00	
15	4250 / 52	S. 35th	2	1943	80	91	11	2029	$ 2,920.00	
15	4254	S. 35th	1	1943	80	91	11	2029	$ 1,460.00	
15	4256	S. 35th	1	1943	80	91	11	2029	$ 1,460.00	
15	4258 / 60	S. 35th	2	1943	80	91	11	2029	$ 2,920.00	
15	4262 / 64	S. 35th	2	1943	80	91	11	2029	$ 2,920.00	
15	4266 / 68	S. 35th	2	1943	80	91	11	2029	$ 2,920.00	
15	4270	S. 35th	2	1943	80	91	11	2029	$ 2,920.00	
15	4272 / 74	S. 35th	2	1943	80	91	11	2029	$ 2,920.00	
15	4276 / 78	S. 35th	2	1943	80	91	11	2029	$ 2,920.00	
15	4280 / 82	S. 35th	2	1943	80	91	11	2029	$ 2,920.00	
15	4284	S. 35th	1	1943	80	91	11	2029	$ 1,460.00	

Appendix A16 - Supporting Estimate for Rear Canopy Replacement

Court	Address	Street	Number of Rear Canopies	Date of Install/ Repair	Approx. Age (yrs)	Estimated Useful Life (yrs)	Determ. Remaining Useful Life	Antic. Rebuild Year	Estimated Replacement Cost in 2023$	2023 Comments
16	**4300**	S. 35th	2	1943	80	93	13	2031	$ 2,920.00	
16	**4302**	S. 35th	1	1943	80	93	13	2031	$ 1,460.00	
16	**4304**	S. 35th	1	1943	80	93	13	2031	$ 1,460.00	
16	**4310 / 12**	S. 35th	2	1943	80	93	13	2031	$ 2,920.00	
16	**4314 / 16**	S. 35th	2	1943	80	93	13	2031	$ 2,920.00	
16	**4318 / 20**	S. 35th	2	1943	80	93	13	2031	$ 2,920.00	

Totals 182

		TOTALS/AVERAGES				
Number of Rear Canopies		Approx. Age (yrs)	Estimated Useful Life (yrs)	Determ. Remaining Useful Life	Antic. Rebuild Year	Estimated Replacement Cost in 2023$
306		**79**	**95**	**16**	**2034**	**$446,760.00**

Appendix A17 - Supporting Estimate for Electrical Service Lines (Courts 1 - 4)

				Material Costs					Labor Costs				Misc Costs													
				Wire		Conduit		Trenching	Conduit	Wire Pulling	Connections	Overburden Restore														
Court	Unit	Transformer	Length (ft)	Size	Cost	Size	Cost						Y/N	Cost	Subtotal	Add'l Costs	Total Cost	Unit Cost/lf	Install. Date	Age (yrs)	Useful Life (yrs)	Remain. Service Life	Percent Deprec.	Install. Cost	Est. Repl. Cost $2023	Fully Funded Balance	Annual Depreciation Cost
1	3501 A1 S Stafford St	T1	82	#3/0	$ 2,766.00	2.5	$ 442.00	$ 940.00	$ 344.00	$ 507.00	$ 980.00	NO	$ -	$ 5,979.00	$ 1,970.00	$ 7,950.00	$ 96.95	1973	50	75	25	66.7%	Unknown	$ 7,950.00	$ 5,300.00	$ 106.00
1	3501 B1 S Stafford St	T1	82	#3/0	$ 2,766.00	2.5	$ 442.00	$ 940.00	$ 344.00	$ 507.00	$ 980.00	NO	$ -	$ 5,979.00	$ 1,970.00	$ 7,950.00	$ 96.95	1973	50	75	25	66.7%	Unknown	$ 7,950.00	$ 5,300.00	$ 106.00
1	3501 S Stafford St Common	T1	83	#3/0	$ 2,799.00	2.5	$ 447.00	$ 950.00	$ 348.00	$ 513.00	$ 980.00	NO	$ -	$ 6,037.00	$ 1,990.00	$ 8,030.00	$ 96.75	1973	50	75	25	66.7%	Unknown	$ 8,030.00	$ 5,353.33	$ 107.07
1	3501 A2 S Stafford St	T1	84	#3/0	$ 2,833.00	2.5	$ 452.00	$ 970.00	$ 352.00	$ 519.00	$ 980.00	NO	$ -	$ 6,106.00	$ 2,010.00	$ 8,120.00	$ 96.67	1973	50	75	25	66.7%	Unknown	$ 8,120.00	$ 5,413.33	$ 108.27
1	3501 B2 S Stafford St	T1	84	#3/0	$ 2,833.00	2.5	$ 452.00	$ 970.00	$ 352.00	$ 519.00	$ 980.00	NO	$ -	$ 6,106.00	$ 2,010.00	$ 8,120.00	$ 96.67	1973	50	75	25	66.7%	Unknown	$ 8,120.00	$ 5,413.33	$ 108.27
1	3503 S Stafford St	T1	135	#4/0	$ 5,254.00	2.5	$ 727.00	$ 1,550.00	$ 566.00	$ 988.00	$ 980.00	NO	$ -	$ 10,065.00	$ 3,320.00	$ 13,390.00	$ 99.19	1973	50	75	25	66.7%	Unknown	$ 13,390.00	$ 8,926.67	$ 178.53
1	3507 A S Stafford St	T1	75	#3/0	$ 2,530.00	2.5	$ 404.00	$ 860.00	$ 314.00	$ 464.00	$ 980.00	YES	$ 2,500.00	$ 8,052.00	$ 2,660.00	$ 10,710.00	$ 142.80	1973	50	75	25	66.7%	Unknown	$ 10,710.00	$ 7,140.00	$ 142.80
1	3507 B S Stafford St	T1	113	#4/0	$ 4,397.00	2.5	$ 609.00	$ 1,300.00	$ 473.00	$ 827.00	$ 980.00	YES	$ 2,500.00	$ 11,086.00	$ 3,660.00	$ 14,750.00	$ 130.53	1973	50	75	25	66.7%	Unknown	$ 14,750.00	$ 9,833.33	$ 196.67
1	3509 A S Stafford St	T1	110	#4/0	$ 4,281.00	2.5	$ 593.00	$ 1,270.00	$ 461.00	$ 805.00	$ 980.00	YES	$ 2,500.00	$ 10,890.00	$ 3,590.00	$ 14,480.00	$ 131.64	1973	50	75	25	66.7%	Unknown	$ 14,480.00	$ 9,653.33	$ 193.07
1	3509 B S Stafford St	T1	140	#4/0	$ 5,448.00	2.5	$ 754.00	$ 1,610.00	$ 587.00	$ 1,024.00	$ 980.00	YES	$ 2,500.00	$ 12,903.00	$ 4,260.00	$ 17,160.00	$ 122.57	1973	50	75	25	66.7%	Unknown	$ 17,160.00	$ 11,440.00	$ 228.80
1	3511 S Stafford St	T1	157	#4/0	$ 6,110.00	2.5	$ 846.00	$ 1,810.00	$ 658.00	$ 1,148.00	$ 980.00	YES	$ 2,500.00	$ 14,052.00	$ 4,640.00	$ 18,690.00	$ 119.04	1973	50	75	25	66.7%	Unknown	$ 18,690.00	$ 12,460.00	$ 249.20
1	3513 A S Stafford St	T1	160	#4/0	$ 6,227.00	2.5	$ 862.00	$ 1,840.00	$ 670.00	$ 1,170.00	$ 980.00	YES	$ 2,500.00	$ 14,249.00	$ 4,700.00	$ 18,950.00	$ 118.44	1973	50	75	25	66.7%	Unknown	$ 18,950.00	$ 12,633.33	$ 252.67
1	3513 B S Stafford St	T1	194	#4/0	$ 7,550.00	2.5	$ 1,045.00	$ 2,230.00	$ 813.00	$ 1,419.00	$ 980.00	YES	$ 2,500.00	$ 16,537.00	$ 5,460.00	$ 22,000.00	$ 113.40	1973	50	75	25	66.7%	Unknown	$ 22,000.00	$ 14,666.67	$ 293.33
1	3515 A S Stafford St	T2	17	#2/0	$ 428.00	2.0	$ 53.00	$ 200.00	$ 62.00	$ 85.00	$ 980.00	NO	$ -	$ 1,808.00	$ 600.00	$ 2,410.00	$ 141.76	1973	50	75	25	66.7%	Unknown	$ 2,410.00	$ 1,606.67	$ 32.13
1	3515 B S Stafford St	T2	65	#3/0	$ 2,192.00	2.5	$ 350.00	$ 750.00	$ 272.00	$ 402.00	$ 980.00	YES	$ 2,500.00	$ 7,446.00	$ 2,460.00	$ 9,910.00	$ 152.46	1973	50	75	25	66.7%	Unknown	$ 9,910.00	$ 6,606.67	$ 132.13
1	3517 A S Stafford St	T2	93	#3/0	$ 3,137.00	2.5	$ 501.00	$ 1,070.00	$ 390.00	$ 575.00	$ 980.00	YES	$ 2,500.00	$ 9,153.00	$ 3,020.00	$ 12,170.00	$ 130.86	1973	50	75	25	66.7%	Unknown	$ 12,170.00	$ 8,113.33	$ 162.27
1	3517 B S Stafford St	T2	116	#4/0	$ 4,514.00	2.5	$ 625.00	$ 1,330.00	$ 486.00	$ 849.00	$ 980.00	YES	$ 2,500.00	$ 11,284.00	$ 3,720.00	$ 15,000.00	$ 129.31	1973	50	75	25	66.7%	Unknown	$ 15,000.00	$ 10,000.00	$ 200.00
1	3519 A S Stafford St	T2	132	#4/0	$ 5,137.00	2.5	$ 711.00	$ 1,520.00	$ 553.00	$ 966.00	$ 980.00	YES	$ 2,500.00	$ 12,367.00	$ 4,080.00	$ 16,450.00	$ 124.62	1973	50	75	25	66.7%	Unknown	$ 16,450.00	$ 10,966.67	$ 219.33
1	3519 B S Stafford St	T2	157	#4/0	$ 6,110.00	2.5	$ 846.00	$ 1,810.00	$ 658.00	$ 1,148.00	$ 980.00	YES	$ 2,500.00	$ 14,052.00	$ 4,640.00	$ 18,690.00	$ 119.04	1973	50	75	25	66.7%	Unknown	$ 18,690.00	$ 12,460.00	$ 249.20
1	3521 S Stafford St	T3	128	#4/0	$ 4,981.00	2.5	$ 689.00	$ 1,470.00	$ 536.00	$ 936.00	$ 980.00	YES	$ 2,500.00	$ 12,092.00	$ 3,990.00	$ 16,080.00	$ 125.63	1973	50	75	25	66.7%	Unknown	$ 16,080.00	$ 10,720.00	$ 214.40
1	3523 A S Stafford St	T3	108	#4/0	$ 4,203.00	2.5	$ 582.00	$ 1,240.00	$ 452.00	$ 790.00	$ 980.00	YES	$ 2,500.00	$ 10,747.00	$ 3,550.00	$ 14,300.00	$ 132.41	1973	50	75	25	66.7%	Unknown	$ 14,300.00	$ 9,533.33	$ 190.67
1	3523 B S Stafford St	T3	92	#3/0	$ 3,103.00	2.5	$ 496.00	$ 1,060.00	$ 385.00	$ 569.00	$ 980.00	YES	$ 2,500.00	$ 9,093.00	$ 3,000.00	$ 12,090.00	$ 131.41	1973	50	75	25	66.7%	Unknown	$ 12,090.00	$ 8,060.00	$ 161.20
1	3525 A S Stafford St	T3	83	#3/0	$ 2,799.00	2.5	$ 447.00	$ 950.00	$ 348.00	$ 513.00	$ 980.00	YES	$ 2,500.00	$ 8,537.00	$ 2,820.00	$ 11,360.00	$ 136.87	1973	50	75	25	66.7%	Unknown	$ 11,360.00	$ 7,573.33	$ 151.47
1	3525 B S Stafford St	T3	16	#2/0	$ 403.00	2.0	$ 50.00	$ 180.00	$ 59.00	$ 80.00	$ 980.00	NO	$ -	$ 1,752.00	$ 580.00	$ 2,330.00	$ 145.63	1973	50	75	25	66.7%	Unknown	$ 2,330.00	$ 1,553.33	$ 31.07
1	3527 A S Stafford St	T3	25	#2/0	$ 630.00	2.0	$ 77.00	$ 290.00	$ 91.00	$ 125.00	$ 980.00	NO	$ -	$ 2,193.00	$ 720.00	$ 2,910.00	$ 116.40	1973	50	75	25	66.7%	Unknown	$ 2,910.00	$ 1,940.00	$ 38.80
1	3527 B S Stafford St	T3	84	#3/0	$ 2,833.00	2.5	$ 452.00	$ 970.00	$ 352.00	$ 519.00	$ 980.00	YES	$ 2,500.00	$ 8,606.00	$ 2,840.00	$ 11,450.00	$ 136.31	1973	50	75	25	66.7%	Unknown	$ 11,450.00	$ 7,633.33	$ 152.67
1	3529 A S Stafford St	T3	101	#4/0	$ 3,930.00	2.5	$ 544.00	$ 1,160.00	$ 423.00	$ 739.00	$ 980.00	YES	$ 2,500.00	$ 10,276.00	$ 3,390.00	$ 13,670.00	$ 135.35	1973	50	75	25	66.7%	Unknown	$ 13,670.00	$ 9,113.33	$ 182.27
1	3529 B S Stafford St	T3	117	#4/0	$ 4,553.00	2.5	$ 630.00	$ 1,350.00	$ 490.00	$ 856.00	$ 980.00	YES	$ 2,500.00	$ 11,359.00	$ 3,750.00	$ 15,110.00	$ 129.15	1973	50	75	25	66.7%	Unknown	$ 15,110.00	$ 10,073.33	$ 201.47
2	3535 A S Stafford St	T3	123	#4/0	$ 4,787.00	2.5	$ 663.00	$ 1,410.00	$ 515.00	$ 900.00	$ 980.00	YES	$ 2,500.00	$ 11,755.00	$ 3,880.00	$ 15,640.00	$ 127.15	1973	50	75	25	66.7%	Unknown	$ 15,640.00	$ 10,426.67	$ 208.53
2	3535 B S Stafford St	T3	98	#3/0	$ 3,305.00	2.5	$ 528.00	$ 1,130.00	$ 411.00	$ 606.00	$ 980.00	YES	$ 2,500.00	$ 9,460.00	$ 3,120.00	$ 12,580.00	$ 128.37	1973	50	75	25	66.7%	Unknown	$ 12,580.00	$ 8,386.67	$ 167.73
2	3537 A1 S Stafford St	T3	63	#3/0	$ 2,125.00	2.5	$ 339.00	$ 720.00	$ 264.00	$ 390.00	$ 980.00	NO	$ -	$ 4,818.00	$ 1,590.00	$ 6,410.00	$ 101.75	1973	50	75	25	66.7%	Unknown	$ 6,410.00	$ 4,273.33	$ 85.47
2	3537 B1 S Stafford St	T3	63	#3/0	$ 2,125.00	2.5	$ 339.00	$ 720.00	$ 264.00	$ 390.00	$ 980.00	NO	$ -	$ 4,818.00	$ 1,590.00	$ 6,410.00	$ 101.75	1973	50	75	25	66.7%	Unknown	$ 6,410.00	$ 4,273.33	$ 85.47
2	3537 S Stafford St Common	T3	63	#3/0	$ 2,125.00	2.5	$ 339.00	$ 720.00	$ 264.00	$ 390.00	$ 980.00	NO	$ -	$ 4,818.00	$ 1,590.00	$ 6,410.00	$ 101.75	1973	50	75	25	66.7%	Unknown	$ 6,410.00	$ 4,273.33	$ 85.47
2	3537 A2 S Stafford St	T3	62	#3/0	$ 2,091.00	2.5	$ 334.00	$ 710.00	$ 260.00	$ 383.00	$ 980.00	NO	$ -	$ 4,758.00	$ 1,570.00	$ 6,330.00	$ 102.10	1973	50	75	25	66.7%	Unknown	$ 6,330.00	$ 4,220.00	$ 84.40
2	3537 B2 S Stafford St	T3	62	#3/0	$ 2,091.00	2.5	$ 334.00	$ 710.00	$ 260.00	$ 383.00	$ 980.00	NO	$ -	$ 4,758.00	$ 1,570.00	$ 6,330.00	$ 102.10	1973	50	75	25	66.7%	Unknown	$ 6,330.00	$ 4,220.00	$ 84.40
2	3539 A S Stafford St	T3	69	#3/0	$ 2,327.00	2.5	$ 372.00	$ 790.00	$ 289.00	$ 427.00	$ 980.00	YES	$ 2,500.00	$ 7,685.00	$ 2,540.00	$ 10,230.00	$ 148.26	1973	50	75	25	66.7%	Unknown	$ 10,230.00	$ 6,820.00	$ 136.40
2	3539 B S Stafford St	T3	85	#3/0	$ 2,867.00	2.5	$ 458.00	$ 980.00	$ 356.00	$ 526.00	$ 980.00	YES	$ 2,500.00	$ 8,667.00	$ 2,860.00	$ 11,530.00	$ 135.65	1973	50	75	25	66.7%	Unknown	$ 11,530.00	$ 7,686.67	$ 153.73
2	3541 S Stafford St	T3	103	#4/0	$ 4,008.00	2.5	$ 555.00	$ 1,180.00	$ 432.00	$ 753.00	$ 980.00	YES	$ 2,500.00	$ 10,408.00	$ 3,430.00	$ 13,840.00	$ 134.37	1973	50	75	25	66.7%	Unknown	$ 13,840.00	$ 9,226.67	$ 184.53
2	3543 A S Stafford St	T4	117	#4/0	$ 4,553.00	2.5	$ 630.00	$ 1,350.00	$ 490.00	$ 856.00	$ 980.00	YES	$ 2,500.00	$ 11,359.00	$ 3,750.00	$ 15,110.00	$ 129.15	1973	50	75	25	66.7%	Unknown	$ 15,110.00	$ 10,073.33	$ 201.47
2	3543 B S Stafford St	T4	100	#3/0	$ 3,373.00	2.5	$ 539.00	$ 1,150.00	$ 419.00	$ 618.00	$ 980.00	YES	$ 2,500.00	$ 9,579.00	$ 3,160.00	$ 12,740.00	$ 127.40	1973	50	75	25	66.7%	Unknown	$ 12,740.00	$ 8,493.33	$ 169.87
2	3545 A1 S Stafford St	T4	58	#3/0	$ 1,956.00	2.5	$ 312.00	$ 670.00	$ 243.00	$ 359.00	$ 980.00	NO	$ -	$ 4,520.00	$ 1,490.00	$ 6,010.00	$ 103.62	1973	50	75	25	66.7%	Unknown	$ 6,010.00	$ 4,006.67	$ 80.13
2	3545 B1 S Stafford St	T4	58	#3/0	$ 1,956.00	2.5	$ 312.00	$ 670.00	$ 243.00	$ 359.00	$ 980.00	NO	$ -	$ 4,520.00	$ 1,490.00	$ 6,010.00	$ 103.62	1973	50	75	25	66.7%	Unknown	$ 6,010.00	$ 4,006.67	$ 80.13
2	3545 S Stafford St Common	T4	55	#3/0	$ 1,855.00	2.5	$ 296.00	$ 630.00	$ 230.00	$ 340.00	$ 980.00	NO	$ -	$ 4,331.00	$ 1,430.00	$ 5,760.00	$ 104.73	1973	50	75	25	66.7%	Unknown	$ 5,760.00	$ 3,840.00	$ 76.80
2	3545 A2 S Stafford St	T4	51	#3/0	$ 1,720.00	2.5	$ 275.00	$ 590.00	$ 214.00	$ 315.00	$ 980.00	NO	$ -	$ 4,094.00	$ 1,350.00	$ 5,440.00	$ 106.67	1973	50	75	25	66.7%	Unknown	$ 5,440.00	$ 3,626.67	$ 72.53
2	3545 B2 S Stafford St	T4	51	#3/0	$ 1,720.00	2.5	$ 275.00	$ 590.00	$ 214.00	$ 315.00	$ 980.00	NO	$ -	$ 4,094.00	$ 1,350.00	$ 5,440.00	$ 106.67	1973	50	75	25	66.7%	Unknown	$ 5,440.00	$ 3,626.67	$ 72.53
2	3547 A S Stafford St	T4	21	#2/0	$ 529.00	2.0	$ 65.00	$ 240.00	$ 77.00	$ 105.00	$ 980.00	NO	$ -	$ 1,996.00	$ 660.00	$ 2,660.00	$ 126.67	1973	50	75	25	66.7%	Unknown	$ 2,660.00	$ 1,773.33	$ 35.47
2	3547 B S Stafford St	T4	67	#3/0	$ 2,260.00	2.5	$ 361.00	$ 770.00	$ 281.00	$ 414.00	$ 980.00	YES	$ 2,500.00	$ 7,566.00	$ 2,500.00	$ 10,070.00	$ 150.30	1973	50	75	25	66.7%	Unknown	$ 10,070.00	$ 6,713.33	$ 134.27
2	3549 A S Stafford St	T5	122	#4/0	$ 4,748.00	2.5	$ 657.00	$ 1,400.00	$ 511.00	$ 892.00	$ 980.00	YES	$ 2,500.00	$ 11,688.00	$ 3,860.00	$ 15,550.00	$ 127.46	1973	50	75	25	66.7%	Unknown	$ 15,550.00	$ 10,366.67	$ 207.33
2	3549 B S Stafford St	T5	105	#4/0	$ 4,086.00	2.5	$ 566.00	$ 1,210.00	$ 440.00	$ 768.00	$ 980.00	YES	$ 2,500.00	$ 10,550.00	$ 3,480.00	$ 14,030.00	$ 133.62	1973	50	75	25	66.7%	Unknown	$ 14,030.00	$ 9,353.33	$ 187.07
2	3551 A1 S Stafford St	T5	65	#3/0	$ 2,192.00	2.5	$ 350.00	$ 750.00	$ 272.00	$ 402.00	$ 980.00	NO	$ -	$ 4,946.00	$ 1,630.00	$ 6,580.00	$ 101.23	1973	50	75	25	66.7%	Unknown	$ 6,580.00	$ 4,386.67	$ 87.73
2	3551 B1 S Stafford St	T5	65	#3/0	$ 2,192.00	2.5	$ 350.00	$ 750.00	$ 272.00	$ 402.00	$ 980.00	NO	$ -	$ 4,946.00	$ 1,630.00	$ 6,580.00	$ 101.23	1973	50	75	25	66.7%	Unknown	$ 6,580.00	$ 4,386.67	$ 87.73
2	3551 S Stafford St Common	T5	62	#3/0	$ 2,091.00	2.5	$ 334.00	$ 710.00	$ 260.00	$ 383.00	$ 980.00	NO	$ -	$ 4,758.00	$ 1,570.00	$ 6,330.00	$ 102.10	1973	50	75	25	66.7%	Unknown	$ 6,330.00	$ 4,220.00	$ 84.40
2	3551 A2 S Stafford St	T5	60	#3/0	$ 2,024.00	2.5	$ 323.00	$ 690.00	$ 251.00	$ 371.00	$ 980.00	NO	$ -	$ 4,639.00	$ 1,530.00	$ 6,170.00	$ 102.83	1973	50	75	25	66.7%	Unknown	$ 6,170.00	$ 4,113.33	$ 82.27
2	3551 B2 S Stafford St	T5	60	#3/0	$ 2,024.00	2.5	$ 323.00	$ 690.00	$ 251.00	$ 371.00	$ 980.00	NO	$ -	$ 4,639.00	$ 1,530.00	$ 6,170.00	$ 102.83	1973	50	75	25	66.7%	Unknown	$ 6,170.00	$ 4,113.33	$ 82.27
2	3553 A S Stafford St	T5	84	#3/0	$ 2,833.00	2.5	$ 452.00	$ 970.00	$ 352.00	$ 519.00	$ 980.00	YES	$ 2,500.00	$ 8,606.00	$ 2,840.00	$ 11,450.00	$ 136.31	1973	50	75	25	66.7%	Unknown	$ 11,450.00	$ 7,633.33	$ 152.67
2	3553 B S Stafford St	T5	101	#4/0	$ 3,930.00	2.5	$ 544.00	$ 1,160.00	$ 423.00	$ 739.00	$ 980.00	YES	$ 2,500.00	$ 10,276.00	$ 3,390.00	$ 13,670.00	$ 135.35	1973	50	75	25	66.7%	Unknown	$ 13,670.00	$ 9,113.33	$ 182.27
2	3555 A S Stafford St	T5	118	#4/0	$ 4,592.00	2.5	$ 636.00	$ 1,360.00	$ 494.00	$ 863.00	$ 980.00	YES	$ 2,500.00	$ 11,425.00	$ 3,770.00	$ 15,200.00	$ 128.81	1973	50	75	25	66.7%	Unknown	$ 15,200.00	$ 10,133.33	$ 202.67

Appendix A17 - Supporting Estimate for Electrical Service Lines (Courts 1 - 4)

				Material Costs					Labor Costs				Misc Costs													
				Wire		Conduit		Trenching	Conduit	Wire Pulling	Connections	Overburden Restore														
Court	Unit	Transformer	Length (ft)	Size	Cost	Size	Cost						Y/N	Cost	Subtotal	Add'l Costs	Total Cost	Unit Cost/lf	Install. Date	Age (yrs)	Useful Life (yrs)	Remain. Service Life	Percent Deprec.	Install. Cost	Est. Repl. Cost $2023	Fully Funded Balance	Annual Depreciation Cost
3	3561 S Stafford St	T5	108	#4/0	$ 4,203.00	2.5	$ 582.00	$ 1,240.00	$ 452.00	$ 790.00	$ 980.00	YES	$ 2,500.00	$ 10,747.00	$ 3,550.00	$ 14,300.00	$ 132.41	1973	50	75	25	66.7%	Unknown	$ 14,300.00	$ 9,533.33	$ 190.67
3	3563 A1 S Stafford St	T5	66	#3/0	$ 2,226.00	2.5	$ 356.00	$ 760.00	$ 277.00	$ 408.00	$ 980.00	NO	$ -	$ 5,007.00	$ 1,650.00	$ 6,660.00	$ 100.91	1973	50	75	25	66.7%	Unknown	$ 6,660.00	$ 4,440.00	$ 88.80
3	3563 B1 S Stafford St	T5	66	#3/0	$ 2,226.00	2.5	$ 356.00	$ 760.00	$ 277.00	$ 408.00	$ 980.00	NO	$ -	$ 5,007.00	$ 1,650.00	$ 6,660.00	$ 100.91	1973	50	75	25	66.7%	Unknown	$ 6,660.00	$ 4,440.00	$ 88.80
3	3563 S Stafford St Common	T5	63	#3/0	$ 2,125.00	2.5	$ 339.00	$ 720.00	$ 264.00	$ 390.00	$ 980.00	NO	$ -	$ 4,818.00	$ 1,590.00	$ 6,410.00	$ 101.75	1973	50	75	25	66.7%	Unknown	$ 6,410.00	$ 4,273.33	$ 85.47
3	3563 A2 S Stafford St	T5	61	#3/0	$ 2,057.00	2.5	$ 329.00	$ 700.00	$ 256.00	$ 377.00	$ 980.00	NO	$ -	$ 4,699.00	$ 1,550.00	$ 6,250.00	$ 102.46	1973	50	75	25	66.7%	Unknown	$ 6,250.00	$ 4,166.67	$ 83.33
3	3563 B2 S Stafford St	T5	61	#3/0	$ 2,057.00	2.5	$ 329.00	$ 700.00	$ 256.00	$ 377.00	$ 980.00	NO	$ -	$ 4,699.00	$ 1,550.00	$ 6,250.00	$ 102.46	1973	50	75	25	66.7%	Unknown	$ 6,250.00	$ 4,166.67	$ 83.33
3	3565 A S Stafford St	T5	23	#2/0	$ 580.00	2.0	$ 71.00	$ 260.00	$ 84.00	$ 115.00	$ 980.00	NO	$ -	$ 2,090.00	$ 690.00	$ 2,780.00	$ 120.87	1973	50	75	25	66.7%	Unknown	$ 2,780.00	$ 1,853.33	$ 37.07
3	3565 B S Stafford St	T5	89	#3/0	$ 3,002.00	2.5	$ 479.00	$ 1,020.00	$ 373.00	$ 550.00	$ 980.00	YES	$ 2,500.00	$ 8,904.00	$ 2,940.00	$ 11,840.00	$ 133.03	1973	50	75	25	66.7%	Unknown	$ 11,840.00	$ 7,893.33	$ 157.87
3	3567 S Stafford St	T5	105	#4/0	$ 4,086.00	2.5	$ 566.00	$ 1,210.00	$ 440.00	$ 768.00	$ 980.00	YES	$ 2,500.00	$ 10,550.00	$ 3,480.00	$ 14,030.00	$ 133.62	1973	50	75	25	66.7%	Unknown	$ 14,030.00	$ 9,353.33	$ 187.07
3	3569 A S Stafford St	T6	115	#4/0	$ 4,475.00	2.5	$ 619.00	$ 1,320.00	$ 482.00	$ 841.00	$ 980.00	YES	$ 2,500.00	$ 11,217.00	$ 3,700.00	$ 14,920.00	$ 129.74	1973	50	75	25	66.7%	Unknown	$ 14,920.00	$ 9,946.67	$ 198.93
3	3569 B S Stafford St	T6	92	#3/0	$ 3,103.00	2.5	$ 496.00	$ 1,060.00	$ 385.00	$ 569.00	$ 980.00	YES	$ 2,500.00	$ 9,093.00	$ 3,000.00	$ 12,090.00	$ 131.41	1973	50	75	25	66.7%	Unknown	$ 12,090.00	$ 8,060.00	$ 161.20
3	3571 A1 S Stafford St	T6	61	#3/0	$ 2,057.00	2.5	$ 329.00	$ 700.00	$ 256.00	$ 377.00	$ 980.00	NO	$ -	$ 4,699.00	$ 1,550.00	$ 6,250.00	$ 102.46	1973	50	75	25	66.7%	Unknown	$ 6,250.00	$ 4,166.67	$ 83.33
3	3571 B1 S Stafford St	T6	61	#3/0	$ 2,057.00	2.5	$ 329.00	$ 700.00	$ 256.00	$ 377.00	$ 980.00	NO	$ -	$ 4,699.00	$ 1,550.00	$ 6,250.00	$ 102.46	1973	50	75	25	66.7%	Unknown	$ 6,250.00	$ 4,166.67	$ 83.33
3	3571 S Stafford St Common	T6	58	#3/0	$ 1,956.00	2.5	$ 312.00	$ 670.00	$ 243.00	$ 359.00	$ 980.00	NO	$ -	$ 4,520.00	$ 1,490.00	$ 6,010.00	$ 103.62	1973	50	75	25	66.7%	Unknown	$ 6,010.00	$ 4,006.67	$ 80.13
3	3571 A2 S Stafford St	T6	56	#3/0	$ 1,889.00	2.5	$ 302.00	$ 640.00	$ 235.00	$ 346.00	$ 980.00	NO	$ -	$ 4,392.00	$ 1,450.00	$ 5,840.00	$ 104.29	1973	50	75	25	66.7%	Unknown	$ 5,840.00	$ 3,893.33	$ 77.87
3	3571 B2 S Stafford St	T6	56	#3/0	$ 1,889.00	2.5	$ 302.00	$ 640.00	$ 235.00	$ 346.00	$ 980.00	NO	$ -	$ 4,392.00	$ 1,450.00	$ 5,840.00	$ 104.29	1973	50	75	25	66.7%	Unknown	$ 5,840.00	$ 3,893.33	$ 77.87
3	3573 A S Stafford St	T6	20	#2/0	$ 504.00	2.0	$ 62.00	$ 230.00	$ 73.00	$ 100.00	$ 980.00	NO	$ -	$ 1,949.00	$ 640.00	$ 2,590.00	$ 129.50	1973	50	75	25	66.7%	Unknown	$ 2,590.00	$ 1,726.67	$ 34.53
3	3573 B S Stafford St	T6	43	#2/0	$ 1,084.00	2.0	$ 133.00	$ 490.00	$ 157.00	$ 214.00	$ 980.00	YES	$ 2,500.00	$ 5,558.00	$ 1,830.00	$ 7,390.00	$ 171.86	1973	50	75	25	66.7%	Unknown	$ 7,390.00	$ 4,926.67	$ 98.53
3	3575 A S Stafford St	T8ext	110	#4/0	$ 4,281.00	2.5	$ 593.00	$ 1,270.00	$ 461.00	$ 805.00	$ 980.00	YES	$ 2,500.00	$ 10,890.00	$ 3,590.00	$ 14,480.00	$ 131.64	1973	50	75	25	66.7%	Unknown	$ 14,480.00	$ 9,653.33	$ 193.07
3	3575 B S Stafford St	T8ext	87	#3/0	$ 2,934.00	2.5	$ 469.00	$ 1,000.00	$ 364.00	$ 538.00	$ 980.00	YES	$ 2,500.00	$ 8,785.00	$ 2,900.00	$ 11,690.00	$ 134.37	1973	50	75	25	66.7%	Unknown	$ 11,690.00	$ 7,793.33	$ 155.87
3	3577 A S Stafford St	T8ext	82	#3/0	$ 2,766.00	2.5	$ 442.00	$ 940.00	$ 344.00	$ 507.00	$ 980.00	YES	$ 2,500.00	$ 8,479.00	$ 2,800.00	$ 11,280.00	$ 137.56	1973	50	75	25	66.7%	Unknown	$ 11,280.00	$ 7,520.00	$ 150.40
3	3577 B S Stafford St	T8ext	52	#3/0	$ 1,754.00	2.5	$ 280.00	$ 600.00	$ 218.00	$ 322.00	$ 980.00	YES	$ 2,500.00	$ 6,654.00	$ 2,200.00	$ 8,850.00	$ 170.19	1973	50	75	25	66.7%	Unknown	$ 8,850.00	$ 5,900.00	$ 118.00
3	3579 S Stafford St	T7	12	#2/0	$ 302.00	2.0	$ 37.00	$ 140.00	$ 44.00	$ 60.00	$ 980.00	NO	$ -	$ 1,563.00	$ 520.00	$ 2,080.00	$ 173.33	1973	50	75	25	66.7%	Unknown	$ 2,080.00	$ 1,386.67	$ 27.73
3	3581 A1 S Stafford St	T7	77	#3/0	$ 2,597.00	2.5	$ 415.00	$ 890.00	$ 323.00	$ 476.00	$ 980.00	NO	$ -	$ 5,681.00	$ 1,870.00	$ 7,550.00	$ 98.05	1973	50	75	25	66.7%	Unknown	$ 7,550.00	$ 5,033.33	$ 100.67
3	3581 B1 S Stafford St	T7	77	#3/0	$ 2,597.00	2.5	$ 415.00	$ 890.00	$ 323.00	$ 476.00	$ 980.00	NO	$ -	$ 5,681.00	$ 1,870.00	$ 7,550.00	$ 98.05	1973	50	75	25	66.7%	Unknown	$ 7,550.00	$ 5,033.33	$ 100.67
3	3581 S Stafford St Common	T7	75	#3/0	$ 2,530.00	2.5	$ 404.00	$ 860.00	$ 314.00	$ 464.00	$ 980.00	NO	$ -	$ 5,552.00	$ 1,830.00	$ 7,380.00	$ 98.40	1973	50	75	25	66.7%	Unknown	$ 7,380.00	$ 4,920.00	$ 98.40
3	3581 A2 S Stafford St	T7	74	#3/0	$ 2,496.00	2.5	$ 399.00	$ 850.00	$ 310.00	$ 458.00	$ 980.00	NO	$ -	$ 5,493.00	$ 1,810.00	$ 7,300.00	$ 98.65	1973	50	75	25	66.7%	Unknown	$ 7,300.00	$ 4,866.67	$ 97.33
3	3581 B2 S Stafford St	T7	74	#3/0	$ 2,496.00	2.5	$ 399.00	$ 850.00	$ 310.00	$ 458.00	$ 980.00	NO	$ -	$ 5,493.00	$ 1,810.00	$ 7,300.00	$ 98.65	1973	50	75	25	66.7%	Unknown	$ 7,300.00	$ 4,866.67	$ 97.33
3	3583 S Stafford St	T7	105	#4/0	$ 4,086.00	2.5	$ 566.00	$ 1,210.00	$ 440.00	$ 768.00	$ 980.00	YES	$ 2,500.00	$ 10,550.00	$ 3,480.00	$ 14,030.00	$ 133.62	1973	50	75	25	66.7%	Unknown	$ 14,030.00	$ 9,353.33	$ 187.07
3	3585 S Stafford St	T7	125	#4/0	$ 4,864.00	2.5	$ 673.00	$ 1,440.00	$ 524.00	$ 914.00	$ 980.00	YES	$ 2,500.00	$ 11,895.00	$ 3,930.00	$ 15,830.00	$ 126.64	1973	50	75	25	66.7%	Unknown	$ 15,830.00	$ 10,553.33	$ 211.07
4	4101 S 36th St	T9	142	#4/0	$ 5,526.00	2.5	$ 765.00	$ 1,630.00	$ 595.00	$ 1,039.00	$ 980.00	YES	$ 2,500.00	$ 13,035.00	$ 4,300.00	$ 17,340.00	$ 122.11	1973	50	75	25	66.7%	Unknown	$ 17,340.00	$ 11,560.00	$ 231.20
4	4103 S 36th St	T9	116	#4/0	$ 4,514.00	2.5	$ 625.00	$ 1,330.00	$ 486.00	$ 849.00	$ 980.00	YES	$ 2,500.00	$ 11,284.00	$ 3,720.00	$ 15,000.00	$ 129.31	1973	50	75	25	66.7%	Unknown	$ 15,000.00	$ 10,000.00	$ 200.00
4	4105 S 36th St	T9	89	#3/0	$ 3,002.00	2.5	$ 479.00	$ 1,020.00	$ 373.00	$ 550.00	$ 980.00	YES	$ 2,500.00	$ 8,904.00	$ 2,940.00	$ 11,840.00	$ 133.03	1973	50	75	25	66.7%	Unknown	$ 11,840.00	$ 7,893.33	$ 157.87
4	4107 S 36th St	T9	67	#3/0	$ 2,260.00	2.5	$ 361.00	$ 770.00	$ 281.00	$ 414.00	$ 980.00	YES	$ 2,500.00	$ 7,566.00	$ 2,500.00	$ 10,070.00	$ 150.30	1973	50	75	25	66.7%	Unknown	$ 10,070.00	$ 6,713.33	$ 134.27
4	4109 S 36th St	T9	61	#3/0	$ 2,057.00	2.5	$ 329.00	$ 700.00	$ 256.00	$ 377.00	$ 980.00	YES	$ 2,500.00	$ 7,199.00	$ 2,380.00	$ 9,580.00	$ 157.05	1973	50	75	25	66.7%	Unknown	$ 9,580.00	$ 6,386.67	$ 127.73
4	4111 S 36th St	T9	17	#2/0	$ 428.00	2.0	$ 53.00	$ 200.00	$ 62.00	$ 85.00	$ 980.00	NO	$ -	$ 1,808.00	$ 600.00	$ 2,410.00	$ 141.76	1973	50	75	25	66.7%	Unknown	$ 2,410.00	$ 1,606.67	$ 32.13
4	4113 S 36th St	T9	33	#2/0	$ 832.00	2.0	$ 102.00	$ 380.00	$ 121.00	$ 165.00	$ 980.00	NO	$ -	$ 2,580.00	$ 850.00	$ 3,430.00	$ 103.94	1973	50	75	25	66.7%	Unknown	$ 3,430.00	$ 2,286.67	$ 45.73
4	4115 S 36th St	T9	76	#3/0	$ 2,563.00	2.5	$ 409.00	$ 870.00	$ 318.00	$ 470.00	$ 980.00	YES	$ 2,500.00	$ 8,110.00	$ 2,680.00	$ 10,790.00	$ 141.97	1973	50	75	25	66.7%	Unknown	$ 10,790.00	$ 7,193.33	$ 143.87
4	4117 S 36th St	T9	99	#3/0	$ 3,339.00	2.5	$ 533.00	$ 1,140.00	$ 415.00	$ 612.00	$ 980.00	YES	$ 2,500.00	$ 9,519.00	$ 3,140.00	$ 12,660.00	$ 127.88	1973	50	75	25	66.7%	Unknown	$ 12,660.00	$ 8,440.00	$ 168.80
4	4119 S 36th St	T8	102	#4/0	$ 3,969.00	2.5	$ 549.00	$ 1,170.00	$ 427.00	$ 746.00	$ 980.00	YES	$ 2,500.00	$ 10,341.00	$ 3,410.00	$ 13,750.00	$ 134.80	1973	50	75	25	66.7%	Unknown	$ 13,750.00	$ 9,166.67	$ 183.33
4	4121 S 36th St	T8	79	#3/0	$ 2,665.00	2.5	$ 426.00	$ 910.00	$ 331.00	$ 489.00	$ 980.00	YES	$ 2,500.00	$ 8,301.00	$ 2,740.00	$ 11,040.00	$ 139.75	1973	50	75	25	66.7%	Unknown	$ 11,040.00	$ 7,360.00	$ 147.20
4	4123 A1 S 36th St	T8	53	#3/0	$ 1,788.00	2.5	$ 285.00	$ 610.00	$ 222.00	$ 328.00	$ 980.00	NO	$ -	$ 4,213.00	$ 1,390.00	$ 5,600.00	$ 105.66	1973	50	75	25	66.7%	Unknown	$ 5,600.00	$ 3,733.33	$ 74.67
4	4123 B1 S 36th St	T8	53	#3/0	$ 1,788.00	2.5	$ 285.00	$ 610.00	$ 222.00	$ 328.00	$ 980.00	NO	$ -	$ 4,213.00	$ 1,390.00	$ 5,600.00	$ 105.66	1973	50	75	25	66.7%	Unknown	$ 5,600.00	$ 3,733.33	$ 74.67
4	4123 S 36th St Common	T8	48	#2/0	$ 1,210.00	2.0	$ 149.00	$ 550.00	$ 176.00	$ 239.00	$ 980.00	NO	$ -	$ 3,304.00	$ 1,090.00	$ 4,390.00	$ 91.46	1973	50	75	25	66.7%	Unknown	$ 4,390.00	$ 2,926.67	$ 58.53
4	4123 A2 S 36th St	T8	45	#2/0	$ 1,134.00	2.0	$ 139.00	$ 520.00	$ 165.00	$ 224.00	$ 980.00	NO	$ -	$ 3,162.00	$ 1,040.00	$ 4,200.00	$ 93.33	1973	50	75	25	66.7%	Unknown	$ 4,200.00	$ 2,800.00	$ 56.00
4	4123 B2 S 36th St	T8	45	#2/0	$ 1,134.00	2.0	$ 139.00	$ 520.00	$ 165.00	$ 224.00	$ 980.00	NO	$ -	$ 3,162.00	$ 1,040.00	$ 4,200.00	$ 93.33	1973	50	75	25	66.7%	Unknown	$ 4,200.00	$ 2,800.00	$ 56.00
4	4125 S 36th St	T7	46	#2/0	$ 1,159.00	2.0	$ 143.00	$ 530.00	$ 168.00	$ 229.00	$ 980.00	YES	$ 2,500.00	$ 5,709.00	$ 1,880.00	$ 7,590.00	$ 165.00	1973	50	75	25	66.7%	Unknown	$ 7,590.00	$ 5,060.00	$ 101.20
4	4127 S 36th St	T7	60	#3/0	$ 2,024.00	2.5	$ 323.00	$ 690.00	$ 251.00	$ 371.00	$ 980.00	YES	$ 2,500.00	$ 7,139.00	$ 2,360.00	$ 9,500.00	$ 158.33	1973	50	75	25	66.7%	Unknown	$ 9,500.00	$ 6,333.33	$ 126.67
4	4129 S 36th St	T7	75	#3/0	$ 2,530.00	2.5	$ 404.00	$ 860.00	$ 314.00	$ 464.00	$ 980.00	YES	$ 2,500.00	$ 8,052.00	$ 2,660.00	$ 10,710.00	$ 142.80	1973	50	75	25	66.7%	Unknown	$ 10,710.00	$ 7,140.00	$ 142.80
4	4131 S 36th St	T7	85	#3/0	$ 2,867.00	2.5	$ 458.00	$ 980.00	$ 356.00	$ 526.00	$ 980.00	YES	$ 2,500.00	$ 8,667.00	$ 2,860.00	$ 11,530.00	$ 135.65	1973	50	75	25	66.7%	Unknown	$ 11,530.00	$ 7,686.67	$ 153.73
4	4133 S 36th St	T7	107	#4/0	$ 4,164.00	2.5	$ 576.00	$ 1,230.00	$ 448.00	$ 783.00	$ 980.00	YES	$ 2,500.00	$ 10,681.00	$ 3,520.00	$ 14,200.00	$ 132.71	1973	50	75	25	66.7%	Unknown	$ 14,200.00	$ 9,466.67	$ 189.33
4	4135 S 36th St	T7	116	#4/0	$ 4,514.00	2.5	$ 625.00	$ 1,330.00	$ 486.00	$ 849.00	$ 980.00	YES	$ 2,500.00	$ 11,284.00	$ 3,720.00	$ 15,000.00	$ 129.31	1973	50	75	25	66.7%	Unknown	$ 15,000.00	$ 10,000.00	$ 200.00
4	4137 S 36th St	T7	142	#4/0	$ 5,526.00	2.5	$ 765.00	$ 1,630.00	$ 595.00	$ 1,039.00	$ 980.00	YES	$ 2,500.00	$ 13,035.00	$ 4,300.00	$ 17,340.00	$ 122.11	1973	50	75	25	66.7%	Unknown	$ 17,340.00	$ 11,560.00	$ 231.20
4	4139 S 36th St	T7	166	#4/0	$ 6,460.00	2.5	$ 894.00	$ 1,910.00	$ 695.00	$ 1,214.00	$ 980.00	YES	$ 2,500.00	$ 14,653.00	$ 4,840.00	$ 19,490.00	$ 117.41	1973	50	75	25	66.7%	Unknown	$ 19,490.00	$ 12,993.33	$ 259.87
																$ 1,115,850.00		1973	50	75	25	66.7%		$ 1,115,850.00	$ 743,900.00	$ 14,878.00

Appendix B

Fairlington Glen Condominium
2023 Replacement Reserve Study

Multi-Year Expenditure Table

(3 pages)

Appendix B - Multi-year Reserve Expenditures Table

Section	Component	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
1.0	**Hardscape**																					
1.1	**Asphalt Pavement**																					
1.1.1	Replace asphalt in parking lots	$0	$0	$0	$86,520	$0	$0	$99,910	$0	$0	$78,795	$0	$0	$99,910	$0	$0	$342,939	$0	$0	$70,040	$0	$0
1.1.2	Maintain asphalt in parking lots annually	$0	$9,433	$8,151	$3,026	$9,433	$6,308	$4,622	$9,433	$4,855	$6,465	$9,433	$4,855	$7,918	$8,511	$3,933	$9,761	$3,800	$2,318	$16,087	$2,508	$2,318
1.2	**Concrete**																					
1.2.1	Sidewalk Replacement (Removed from Study)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1.2.2	Curb and Gutter Replacement (see "Curb/Gutter" tab)	$0	$0	$0	$16,711	$0	$0	$18,815	$0	$0	$16,587	$0	$0	$32,514	$0	$0	$73,074	$0	$0	$15,762	$0	$0
1.2.3	Concrete Alleys	$89,986	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2.0	**Utilities**																					
2.1	**Sanitary Sewers (see "Sewers" Tab)**																					
2.1.1	Relining - Terra Cotta (outside building footprint)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2.1.2	Relining/Replacement - Cast Iron (inside footprint)	$19,923	$0	$0	$87,252	$0	$0	$0	$0	$63,376	$0	$0	$0	$0	$71,889	$0	$0	$0	$0	$61,484	$0	$82,920
2.1.3	Sewer cleanouts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2.1.4	Sewer manholes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2.1.5	Relining - PVC Laterals (inside footprint)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2.2	**Storm Drainage (see "Storm" Tab)**																					
2.2.1	Storm drain piping	$0	$0	$0	$0	$1,620	$0	$0	$4,500	$0	$9,520	$0	$0	$0	$0	$9,000	$0	$0	$0	$8,100	$0	$15,780
2.2.2	Storm drainage structures	$0	$0	$0	$0	$0	$0	$0	$6,200	$0	$2,400	$0	$0	$2,100	$0	$3,900	$3,600	$0	$500	$1,500	$77,500	$0
2.3	**Water Lines (see "Water" Tab)**																					
2.3.1	Water supply piping	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2.4	**Electrical Power Lines (see "Power Lines" Tab)**																					
2.4.1	Electrical Service Lines	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
3.0	**Miscellaneous Site Features**																					
3.1	**Signage**																					
3.1.1	Replace Site Signage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$23,500
3.2	**Fencing (see "Fencing" Tab for lineal footage of fencing with unit cost information)**																					
3.2.1	Replace Treated Wood Patio Fencing	$0	$0	$0	$534,288	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
3.2.2	Replace Split-Rail Fence at Ct. 4	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,314	$0	$0	$0
3.2.3	Perimeter Fence	$0	$0	$84,729	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
3.2.4	Replace Pool Perimeter Fence	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$51,830	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
3.2.5	Replace Pool Tennis Court Fence	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$17,973	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
3.2.6	Replace Triple Tennis Court Fence	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$26,959	$0	$0
3.2.7	Replace Pickle Ball Court Fence	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
3.2.8	Replace Short Basketball Court Fence	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,745	$0	$0
3.3	**Handrails (see "Fencing" Tab for takeoff)**																					
3.3.1	Replace Wrought Iron Handrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
3.4	**Exterior Lighting (see "Outdoor Lighting" tab)**																					
3.4.1	Replace Carriage Lt Poles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
3.4.2	Replace Carriage Light Circuits/Conduit	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
3.4.3	Replace Pole Lights at Swimming Pool	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
3.4.4	Replace Ceiling Fixtures at Entry to B-Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,450	$0	$0	$0

Appendix B - Multi-year Reserve Expenditures Table

Section	Component	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
4.0	**Recreational Features**																					
4.1	**Swimming Pool (see "Pools Revised" Tab)**																					
4.1.1	**Main Swimming Pool**																					
4.1.1.1	Whitecoat "Plaster"	$0	$0	$0	$0	$0	$0	$0	$24,218	$0	$0	$0	$0	$0	$0	$24,218	$0	$0	$0	$0	$0	$0
4.1.1.2	Coping Stone	$0	$0	$0	$0	$19,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
4.1.1.3	Perimeter Tile	$0	$0	$0	$0	$0	$0	$11,300	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,300
4.1.1.4	Transition Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,900	$0	$0	$0	$0	$0	$0
4.1.1.5	Main Pool Cover	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,100	$0	$0	$0	$0	$0	$0	$0	$0
4.1.1.6	Main Pool Beam/Structure Repair	$0	$0	$0	$0	$0	$0	$25,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
4.1.1.7	Main Pool Structure Replacement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$250,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
4.1.2	**Main Swimming Pool Equipment**																					
4.1.2.1	Main Pool Skimmers	$0	$0	$0	$0	$13,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
4.1.2.2	Main Pool Filters (Cartridge Style)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$12,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
4.1.2.4	ADA Compliant Lift	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
4.1.3	**Wading "Baby" Pool**																					
4.1.3.1	Whitecoat "Plaster"	$0	$0	$0	$0	$0	$0	$0	$3,914	$0	$0	$0	$0	$0	$0	$3,914	$0	$0	$0	$0	$0	$0
4.1.3.2	Coping Stone	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
4.1.3.3	Perimeter Tile	$0	$0	$0	$0	$0	$0	$3,100	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
4.1.3.4	Baby Pool Cover	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,300	$0	$0	$0	$0	$0	$0	$0	$0
4.1.4	**Wading "Baby" Pool Equipment**																					
4.1.4.1	Wading Pool Skimmers	$0	$0	$0	$0	$0	$0	$1,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
4.1.4.2	Wading Pool Filter (Cartridge Style)	$0	$2,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,500	$0	$0	$0	$0
4.1.1.3	Wading Pool Pump (Plastic)	$0	$1,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,500	$0	$0	$0	$0
4.1.5	**Pool Deck**																					
4.1.5.1	Repair Pool Deck (7.5%)	$0	$0	$0	$0	$15,500	$0	$0	$0	$0	$15,500	$0	$0	$0	$0	$15,500	$0	$0	$0	$0	$0	$0
4.1.5.2	Replace Pool Deck	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$93,700	$0	$0	$0	$0	$0	$0	$0	$0	$0
4.1.6	**Pool Accessories/Furniture**																					
4.1.6.1	Replace Lifeguard Chairs	$0	$0	$0	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
4.1.6.2	Replace Large Canvas Awning	$0	$0	$4,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
4.1.6.3	Replace Small Canvas Awning	$0	$0	$0	$0	$0	$0	$0	$3,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
4.1.6.4	Replace Pool Furniture	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$0	$10,000	$0	$0
4.2	**Courts**																					
4.2.1	Reapply Color Coat At Pool Tennis Court	$0	$0	$0	$10,000	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
4.2.2	Renovate/Reconstruct Pool Tennis Court	$0	$0	$0	$58,761	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$58,761	$0
4.2.3	Reapply Color Coat At Triple Tennis Courts	$0	$0	$0	$0	$28,940	$0	$0	$0	$0	$28,940	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
4.2.4	Renovate/Reconstruct Triple Tennis Courts	$0	$0	$0	$0	$0	$0	$0	$0	$134,597	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
4.2.5	Reapply Color Coat at Basketball Court	$0	$0	$0	$0	$5,449	$0	$0	$0	$0	$5,449	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
4.2.6	Renovate/Reconstuct Basketball Court	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$36,977	$0	$0	$0	$0	$0
4.3	**Tot Lot**																					
4.3.1	Replace Tot Lot Playground Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
4.3.3	Replenish Tot Lot Pea Gravel	$0	$0	$6,100	$0	$0	$0	$6,100	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Appendix B - Multi-year Reserve Expenditures Table

Section	Component	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
5.0	**Building Exteriors**																					
5.1	**Roofs (see "Roofing" tab)**																					
5.1.1	Slate Roofing Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$269,986	$335,043	$315,526	$312,273	$243,964	$182,159
5.2	**Dormers (see "Dormers" tab)**																					
5.2.1	Gable Dormers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.3	**Chimneys (see "Chimneys" tab)**																					
5.3.1	Chimney Brick Masonry Maint./Repointing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.3.2	Chimney Caps (Copper)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.3.3	Chimney Screens	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.4	**Façade**																					
5.4.1	Masonry Veneer Maintenance/Repointing	$0	$0	$0	$0	$165,000	$0	$0	$0	$0	$181,500	$0	$0	$0	$0	$199,650	$0	$0	$0	$0	$0	$0
5.4.2	Replace Shutters	$0	$0	$0	$0	$0	$0	$0	$99,027	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.4.3	Replace B-Unit Doors (see "B-Units" Tab)	$41,838	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.4.4	Replace B-Unit Common Windows (see "B-Units" Tab)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.5	**Entrances**																					
5.5.1	Masonry Stoops (see "Stoops" Tab)	$20,660	$0	$0	$10,330	$0	$41,550	$0	$5,280	$129,240	$0	$294,010	$0	$30,290	$0	$0	$266,910	$0	$24,540	$232,200	$0	$0
5.5.2	Porticos at Main Entrances (see "Porticos" Tab)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$197,190	$155,700	$172,010	$129,020	$95,720	$96,740	$75,270	$79,830	$90,930	$90,500	$0
5.5.3	Canopies at Rear Entrances (see "Rear Canopies")	$0	$0	$0	$0	$0	$32,120	$68,620	$30,660	$45,260	$27,740	$64,240	$35,040	$29,200	$33,580	$46,720	$29,200	$0	$0	$0	$0	$0
6.0	**Building Interiors & Services**																					
6.1	**Interiors**																					
6.1.1	Replace B-Unit Interior Finishes	$0	$0	$132,309	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$132,309	$0	$0	$0	$0	$0	$0	$0
6.1.2	Replace B-Unit Mailboxes (see "B-Units" Tab)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,946	$0	$0
6.1.3	Refurbish Maintenance Office & Bathhouses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
6.2	**Tools/Equipment**																					
6.2.1	Replace B-unit Carpet Cleaner	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,800	$0	$0	$0	$0	$0	$0	$0
6.2.2	Replace Tractor + Accessories	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,211	$0	$0	$0	$0	$0	$0
6.2.3	Replace Snow Blower	$0	$0	$1,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
6.2.4	Replace Pipe Camera & Locator	$0	$0	$0	$0	$0	$0	$0	$4,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
6.2.5	Replace Pool/Maintenance HVAC	$0	$0	$0	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,500	$0	$0
6.2.6	Replace Miscellaneous Equipment	$0	$0	$7,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,000	$0	$0	$0	$0	$0	$0	$0	$0
6.3	**Services**																					
6.2.1	Replacement Reserve Study	$20,000	$0	$0	$0	$0	$20,000	$0	$0	$0	$0	$20,000	$0	$0	$0	$0	$20,000	$0	$0	$0	$0	$0

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
TOTAL PER YEAR	**$172,407**	**$13,433**	**$247,488**	**$811,887**	**$258,941**	**$79,978**	**$238,967**	**$190,732**	**$387,327**	**$372,896**	**$657,475**	**$549,295**	**$384,342**	**$380,109**	**$412,666**	**$1,129,186**	**$418,113**	**$436,478**	**$919,789**	**$414,472**	**$317,977**

Appendix C

Fairlington Glen Condominium
2023 Replacement Reserve Study

Projection of Replacement Reserves
Based on Fairlington Glen's 2023 Capital Reserve Study

Background

REI's projection of replacement reserves presented here and in the Master Spreadsheet (see new "Budget+Reserves" tab) are based directly on the spreadsheet model developed and modified by Mr. Bill Worsley for both the 2013 and 2018 Capital Reserve Studies ("CRS"). REI did not previously prepare the financial projections when we performed the 2013 CRS nor the 2018 CRS. REI worked closely with both Mr. Worsley and Mr. Maynard Dixon to ensure consistency between the projections included in this study with previous studies. Please note that a significant amount of the verbage presented in this narrative was taken directly (verbatim) from Mr. Worsley's previous work without specific attribution.

Purpose

This projection of Fairlington Glen's replacement reserves is a financial model, in Microsoft Excel, intended to estimate the effects of various assumptions on the association's eventual reserve balances, as well as its reserve funding ratio, over the next 20 years. It is also a stress test for the replacement reserves, intended to determine their adequacy throughout the period. However, it is not a forecast, as it relies on many assumptions that cannot be accurately estimated beyond a year or two, and it is biased by current economic conditions. The key assumptions, including inputs for reserve expenditures, inflation, interest rates, and the growth rates of operating expenses and reserve contributions, are all certain to change.

Inflation

Inflation is the most powerful assumption in the model, and all other growth rates are tied to it. The rate of inflation for this study is assumed to be **2.55%,** and it remains at that rate for all 20 years. This rate was calculated based on an average of inflation rates over the previous 20-year period. Note that inflation in 2022 was 4.69% and in 2023 was 8.01%. Both of these figures are well above the assumed 2.0% inflation rate that was utilized in previous studies; however, given the volatility of inflation, we elected to utilize a longer-term average model versus using, for example, an average inflation value from the last five years (3.53%) as this would have dramatically altered future cost projections.

Expense Growth

The starting point for the projections in the 2023 CRS are the association's financial statements from both 2023 (end of year) and 2024 (through October). The association's expenses are divided into two categories: operating and reserves. The operating expenses are assumed to grow at the assumed rate of inflation (2.55%) from 2023 through 2043, whereas reserve expenditures follow the recommended amounts from the 2023 CRS, adjusted for future inflation.

Reserve contributions are also assumed to grow at approximately **2.65%** annually from 2023/24 levels. In addition, reserve contributions are augmented by the interest income received on them because of the Glen's policy of reinvesting reserve interest income in reserves instead of spending it. Note that this projection assumes that the reserves pay all income taxes on the interest income they generate.

Interest Income

Interest rates were at sustained historic lows when the previous study was prepared. Subsequently, and especially since the onset of rapid inflation growth during the Covid pandemic, the Federal Reserve has increase rates substantially. For example, the 5-year growth of the interest rate on the 10-year treasury note is shown in the graphic at the top of the following page:

Note that rates have increased from lows of around 0.55% in the early stages of the pandemic to a current rate of 4.57%. It is unlikely that the Federal Reserve will reduce rates to historical low levels given the ongoing challenges with inflation. Mr. Worsley had previously (in 2020) increased the assumed rate of interest from 1.6% to 2.0% to account for these changes. For the purposes of this study, we maintained Mr. Worsley's projected interest rate of 2.0% on reserves, although actual interest may be significantly higher in some years. Note that interest income through October of 2024 (approximately $117,000) is already significantly larger than previous years. Consistent with Mr. Worsley's previous methodology, these projections also assume that only replacement reserves not earmarked for reserve expenses in the current year will be earning interest; funds to be expended within a year are kept in cash for payments to contractors for the full year and earn no interest.

Funding Ratio

A key output of the projection is the funding ratio, which is the amount of replacement reserves divided by the accumulated depreciation of the association's common elements. The replacement reserves at year-end 2023 stood at $4,196,702 and currently (through October 2024) sit at . Per the reserve study projections, the Glen's accumulated depreciation on reserve items is estimated at approximately $11,200,000. Thus, the Glen's funding ratio is projected to be 40.77% at the end of 2024.

Note that the Glen has substantially increased its reserve funding since 2008, when the reserve ratio was at only 4.9% and as highlighted in the table below:

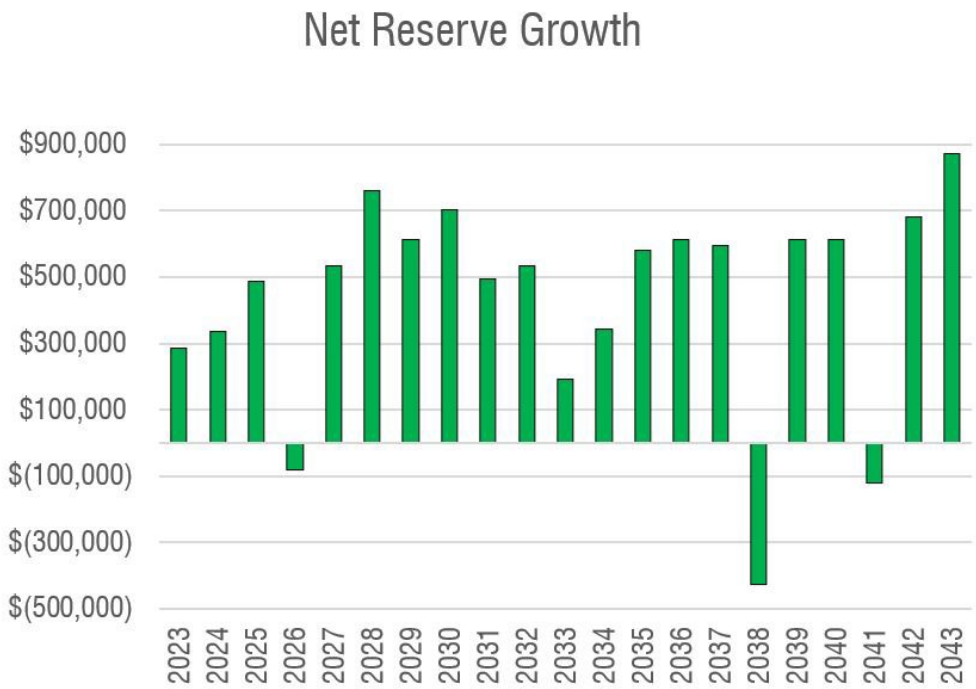
	2008	2013	2018	2023
Reserve Ending Balance	$352,593.00	$1,313,539.00	$2,717,615.00	$4,196,702.00
Ending Reserve Full-Funding Amount	$7,238,654.00	$6,619,893.00	$8,242,927.00	$10,275,649.00
Reserve Funding Ratio	4.9%	19.8%	33.0%	40.9%
Reserve Contribution % of Income	32.8%	36.9%	37.5%	34.6%

In the reserve study accumulated depreciation is also referred to as the "full-funding amount", because an association with reserves equal to its accumulated depreciation would have funds sufficient to replace all its worn-out assets. It would be fully funded, and its funding ratio would be 100%.

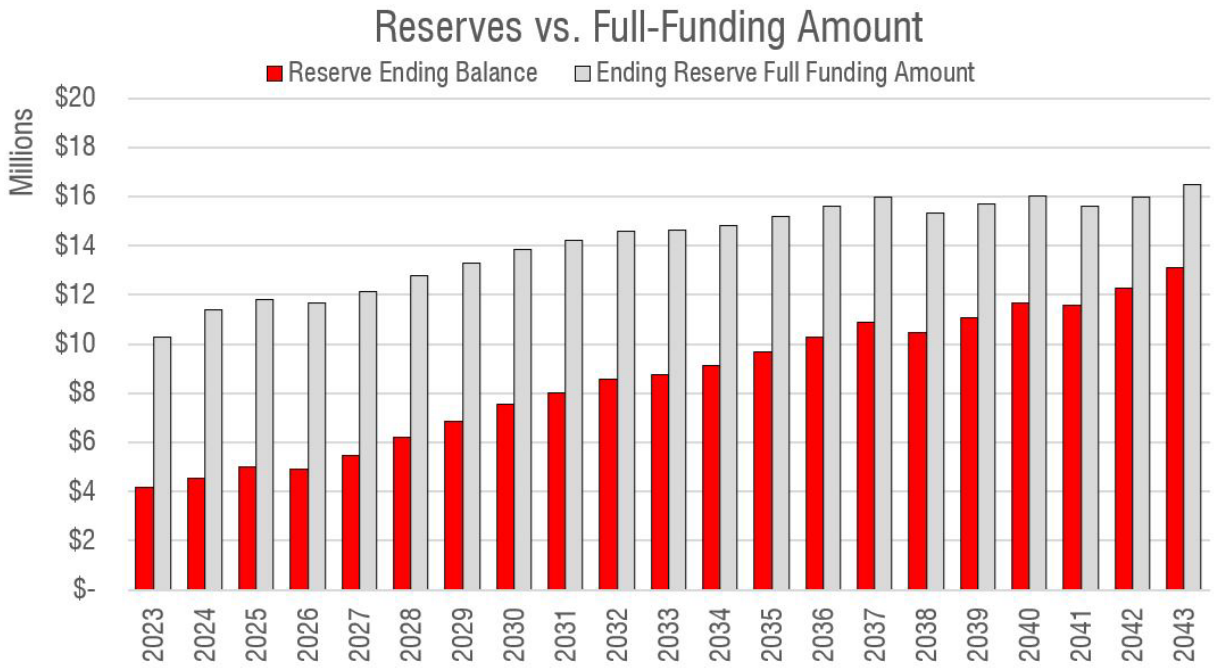
Each year, as the Glen's common elements physically wear out, accumulated depreciation grows directly as a result of decay. In addition, every year inflation raises the cost of replacing assets. Therefore, the model must account for two kinds of deterioration: the physical wear-and-tear on assets and the shrinking value of the dollars that measure accumulated depreciation (i.e., financial depreciation). The 2023 CRS estimated the value of a single year's physical wear and tear to be approximately $390,000. The model increases this amount for inflation (compounding at 2.55%) each year thereafter. In addition, the Glen's previous accumulated depreciation is also increased by inflation. Offsetting these increases are annual expenditures from reserves, which reduce accumulated depreciation as reserve dollars are spent to replace worn-out assets. Thus, we can calculate each year's accumulated depreciation with this formula:

	Beginning-of-year accumulated depreciation
+	That year's inflation-adjusted annual depreciation
+	Inflation adjustment for all prior years' accumulated depreciation
–	Annual reserve expenditures
=	End-of-year accumulated depreciation

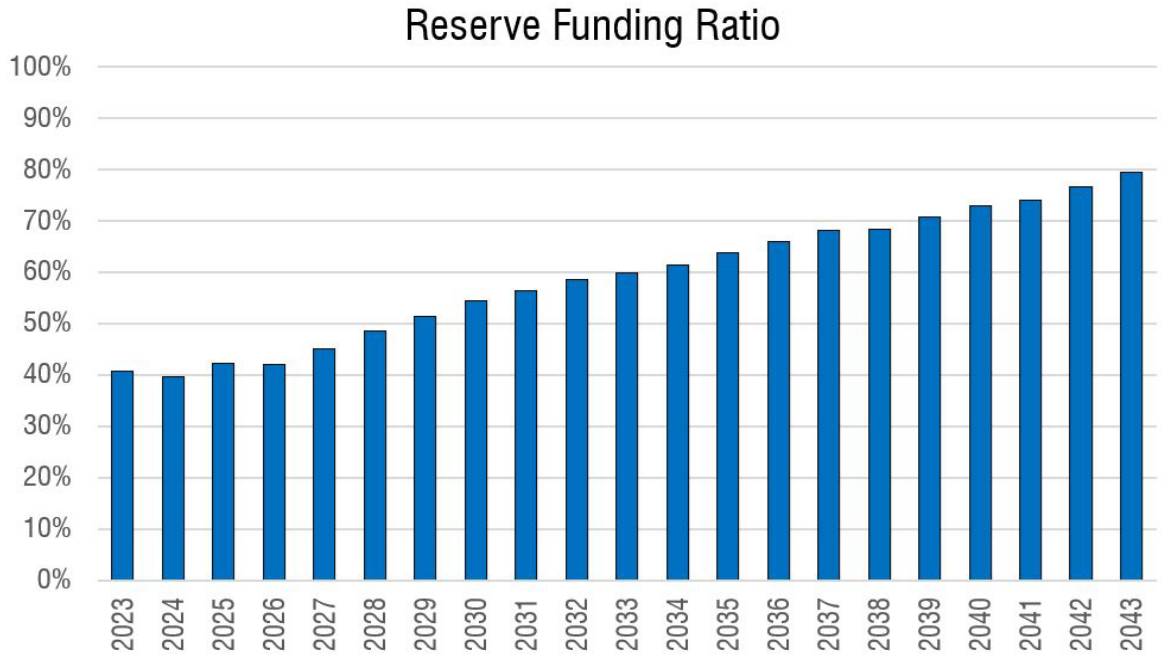
Meanwhile, the Glen's replacement reserves grow at a rate exceeding both the rate of depreciation and expenditure. Starting from a base of $681,000 in 2025, reserve contributions grow at 2.65% annually, and also earn after-tax interest that is contributed back to the reserve balance. The combination of positive reserve growth net of spending plus interest on reserves causes reserves to build up steadily over time as demonstrated in the bar chart below:



Thus, both accumulated depreciation and the replacement reserves grow steadily over time, but the reserves grow faster, causing the funding ratio to rise as demonstrated in the chart below:



Under these assumptions, Fairlington Glen's funding ratio will rise from 40.8% in 2023 to 48.66% in 2028, 59.85% in 2033, and 79.56% by 2043.

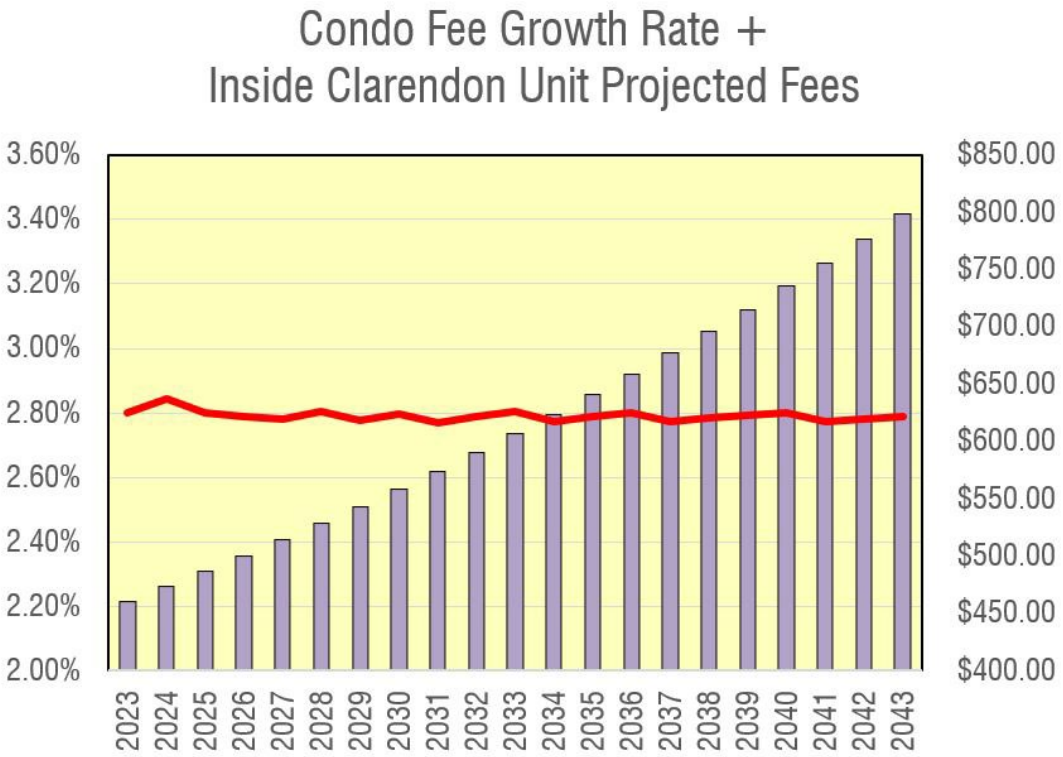


Note that these percentages are not consistent with Mr. Worsley's projections following the 2018 CRS. This is, primarily, due to the addition of two new common elements that were not previously accounted in the 2013 CRS nor the 2018 CRS. The first of these additions is the main electrical wiring extending from the transformers and meter bases (Dominion Energy – not FG) to the individual units in Courts 1 through 4 only (at other courts meter bases are installed directly at units). The second of these additions is the PVC main waste piping that was installed below the basement slabs at the time of condominium conversion. Although neither of these assets are projected to require any significant repair expenditures over the next 20 years, their cumulative estimated replacement/repair costs (around 2 million dollars) substantially increase the total value of the common elements and associated annual depreciation.

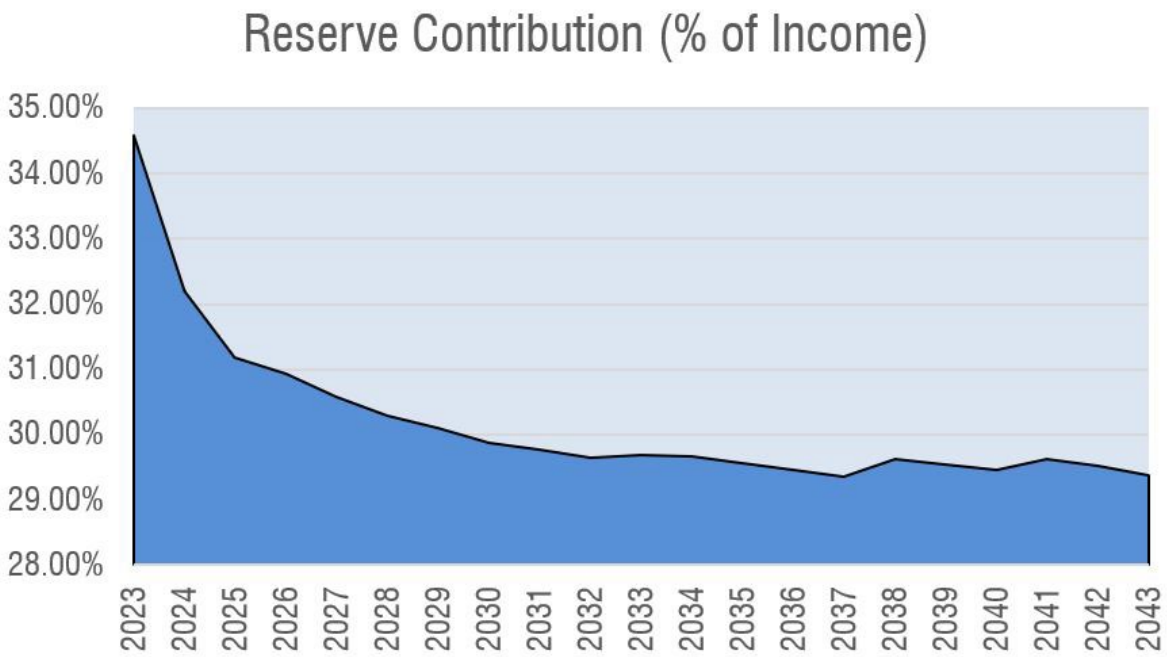
We did not attempt to determine when the Glen could potentially reach a funding ratio of 100%. Although the reserve funding ratio is projected to increase substantially throughout the period of this study, it is important to note that substantial roof replacement costs are likely to be incurred in the years extending from 2038 to 2047 when numerous "Vermont" slate roofs are likely to be replaced. The slate roofing systems at the Glen are by far, the most valuable common element representing around 40% of total assets. We suspect that the Association's reserves were previously depleted (in the late 1990's to early 2000's) when numerous "Bangor" slate roofing systems were replaced.

Condominium Fees

In this model, condominium fees are treated as a function of cost growth, and are simply an output of total costs. Since all input costs are tied to the assumed 2.55% inflation rate, condo fees increase at a slightly higher rate (2.8%). In actual practice, future inflation rates will vary each year and dictate the amount and volatility of condo fee increases that are necessary to keep pace with the Glen's rising costs.



In the projection, the percentage of condo fees consumed by reserve contributions will remain relatively stable (between 29.0 and 30.0%) for the foreseeable future:



Conclusions and Recommendations

Fairlington Glen's replacement reserves will be adequate to meet the future capital expenditures recommended in the 2023 CRS, if future budgets (and condo fees) simply increase at slightly above the rate of historical inflation (2.80%). The current level of annual reserve contribution, if also increased at the rate of inflation, is already high enough to keep the reserve funding ratio rising steadily for several years.

Appendix C - 20 Year Reserve Projections

Reserve Projection Baseline Year	**2024**
Average CPI since 2004	**2.55%**
Assumed Inflation of Operating Expenses	**2.75%**
Projected Annual Reserve Increase	**2.85%**
Estimated Interest Rate on Reserves 2025	**2.51%**
Estimated Interest Rate on Reserves 2026	**3.00%**
Estimated Interest Rate on Reserves 2027+	**3.25%**

Year-by-Year Projected Input		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Estimated Interest rate on Replacement Reserves		0.88%	2.21%	2.51%	3.00%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%
Anticipated Reserve Expenses (from "20 Year" + Inflation)		$ (172,407.00)	$ (13,433.00)	$ (253,799.00)	$ (853,822.00)	$ (279,260.00)	$ (88,453.00)	$ (271,029.00)	$ (221,838.00)	$ (461,985.00)	$ (456,114.00)	$ (824,708.00)	$ (706,581.00)
Year-by-Year Projected Output		**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**
Condominium Fees		$ 1,860,321.00	$ 1,913,247.00	$ 2,066,307.00	$ 2,021,677.00	$ 2,077,909.00	$ 2,136,164.00	$ 2,195,472.00	$ 2,256,860.00	$ 2,319,359.00	$ 2,383,999.00	$ 2,450,812.00	$ 2,518,830.00
Interest Income		$ 43,252.00	$ 116,960.00	$ 107,075.00	$ 124,568.00	$ 150,976.00	$ 174,500.00	$ 193,344.00	$ 214,921.00	$ 229,930.00	$ 246,197.00	$ 251,618.00	$ 261,764.00
Miscellaneous Income		$ 5,161.00	$ 7,698.00	$ 6,000.00	$ 6,200.00	$ 6,200.00	$ 6,200.00	$ 6,200.00	$ 6,200.00	$ 6,200.00	$ 6,200.00	$ 6,200.00	$ 6,200.00
Total Income		$ 1,908,734.00	$ 2,037,905.00	$ 2,179,382.00	$ 2,152,445.00	$ 2,235,085.00	$ 2,316,864.00	$ 2,395,016.00	$ 2,477,981.00	$ 2,555,489.00	$ 2,636,396.00	$ 2,708,630.00	$ 2,786,794.00
Operating Expenses (including contingency reserves)		$ 1,207,390.00	$ 1,282,377.00	$ 1,317,642.00	$ 1,353,877.00	$ 1,391,109.00	$ 1,429,364.00	$ 1,468,672.00	$ 1,509,060.00	$ 1,550,559.00	$ 1,593,199.00	$ 1,637,012.00	$ 1,682,030.00
Replacement Reserve Interest Pre-Tax		$ 34,169.00	$ 92,310.92	$ 107,075.00	$ 124,568.00	$ 150,976.00	$ 174,500.00	$ 193,344.00	$ 214,921.00	$ 229,930.00	$ 246,197.00	$ 251,618.00	$ 261,764.00
Tax on Replacement Reserve Interest 21.00%		$ 7,175.00	$ 19,385.00	$ 22,486.00	$ 26,159.00	$ 31,705.00	$ 36,645.00	$ 40,602.00	$ 45,133.00	$ 48,285.00	$ 51,701.00	$ 52,840.00	$ 54,970.00
Replacement Reserve Contributions		$ 660,000.00	$ 662,000.00	$ 655,576.00	$ 674,000.00	$ 693,000.00	$ 713,000.00	$ 733,000.00	$ 754,000.00	$ 775,000.00	$ 797,000.00	$ 820,000.00	$ 843,000.00
Total Expenses		$ 1,908,734.00	$ 2,056,072.92	$ 2,102,779.00	$ 2,178,604.00	$ 2,266,790.00	$ 2,353,509.00	$ 2,435,618.00	$ 2,523,114.00	$ 2,603,774.00	$ 2,688,097.00	$ 2,761,470.00	$ 2,841,764.00
Total Expenses - Tax on Reserve Interest		$ 1,901,559.00	$ 2,036,687.92	$ 2,080,293.00	$ 2,152,445.00	$ 2,235,085.00	$ 2,316,864.00	$ 2,395,016.00	$ 2,477,981.00	$ 2,555,489.00	$ 2,636,396.00	$ 2,708,630.00	$ 2,786,794.00
Reserve Beginning Balance		$ 3,896,778.45	$ 4,182,352.00	$ 4,519,720.00	$ 5,006,086.00	$ 4,924,673.00	$ 5,457,684.00	$ 6,220,086.00	$ 6,834,799.00	$ 7,536,749.00	$ 8,031,409.00	$ 8,566,791.00	$ 8,760,861.00
Reserve Expenses		$ (401,420.45)	$ (397,557.61)	$ (253,799.00)	$ (853,822.00)	$ (279,260.00)	$ (88,453.00)	$ (271,029.00)	$ (221,838.00)	$ (461,985.00)	$ (456,114.00)	$ (824,708.00)	$ (706,581.00)
Replacement Reserve Interest Pre-Tax		$ 34,169.00	$ 92,310.92	$ 107,075.00	$ 124,568.00	$ 150,976.00	$ 174,500.00	$ 193,344.00	$ 214,921.00	$ 229,930.00	$ 246,197.00	$ 251,618.00	$ 261,764.00
Tax on Replacement Reserve Interest 21.00%		$ (7,175.00)	$ (19,385.00)	$ (22,486.00)	$ (26,159.00)	$ (31,705.00)	$ (36,645.00)	$ (40,602.00)	$ (45,133.00)	$ (48,285.00)	$ (51,701.00)	$ (52,840.00)	$ (54,970.00)
Reserve Contributions		$ 660,000.00	$ 662,000.00	$ 655,576.00	$ 674,000.00	$ 693,000.00	$ 713,000.00	$ 733,000.00	$ 754,000.00	$ 775,000.00	$ 797,000.00	$ 820,000.00	$ 843,000.00
Reserve Ending Balance		$ 4,182,352.00	$ 4,519,720.31	$ 5,006,086.00	$ 4,924,673.00	$ 5,457,684.00	$ 6,220,086.00	$ 6,834,799.00	$ 7,536,749.00	$ 8,031,409.00	$ 8,566,791.00	$ 8,760,861.00	$ 9,104,074.00
Net Reserve Growth		$ 285,574.00	$ 337,368.00	$ 486,366.00	$ (81,413.00)	$ 533,011.00	$ 762,402.00	$ 614,713.00	$ 701,950.00	$ 494,660.00	$ 535,382.00	$ 194,070.00	$ 343,213.00
Beginning Reserve Full-Funding Amount		$ 10,031,447.00	$ 11,101,834.00	$ 11,387,283.00	$ 11,825,859.00	$ 11,685,846.00	$ 12,127,337.00	$ 12,781,673.00	$ 13,281,174.00	$ 13,853,940.00	$ 14,212,790.00	$ 14,598,585.00	$ 14,637,851.00
Inflation Addition to Full-Funding Amount		$ 280,881.00	$ 291,004.00	$ 290,376.00	$ 301,559.00	$ 297,989.00	$ 309,247.00	$ 325,933.00	$ 338,670.00	$ 353,275.00	$ 362,426.00	$ 372,264.00	$ 373,265.00
Annual Depreciation		$ 364,741.00	$ 392,003.00	$ 401,999.00	$ 412,250.00	$ 422,762.00	$ 433,542.00	$ 444,597.00	$ 455,934.00	$ 467,560.00	$ 479,483.00	$ 491,710.00	$ 504,249.00
Reserve Expenses		$ (401,420.45)	$ (397,557.61)	$ (253,799.00)	$ (853,822.00)	$ (279,260.00)	$ (88,453.00)	$ (271,029.00)	$ (221,838.00)	$ (461,985.00)	$ (456,114.00)	$ (824,708.00)	$ (706,581.00)
Ending Reserve Full Funding Amount		$ 10,275,649.00	$ 11,387,283.00	$ 11,825,859.00	$ 11,685,846.00	$ 12,127,337.00	$ 12,781,673.00	$ 13,281,174.00	$ 13,853,940.00	$ 14,212,790.00	$ 14,598,585.00	$ 14,637,851.00	$ 14,808,784.00
Breakeven Reserve Contribution		$ 645,622.00	$ 683,007.00	$ 692,375.00	$ 713,809.00	$ 720,751.00	$ 742,789.00	$ 770,530.00	$ 794,604.00	$ 820,835.00	$ 841,909.00	$ 863,974.00	$ 877,514.00
Reserve Funding Ratio		40.70%	39.69%	42.33%	42.14%	45.00%	48.66%	51.46%	54.40%	56.51%	58.68%	59.85%	61.48%
Reserve Contribution (% of Income)		34.58%	32.20%	31.18%	30.94%	30.57%	30.30%	30.10%	29.88%	29.76%	29.65%	29.69%	29.66%
Inside Clarendon Share of Reserves	0.297%	$ 12,422.00	$ 13,424.00	$ 14,868.00	$ 14,626.00	$ 16,209.00	$ 18,474.00	$ 20,299.00	$ 22,384.00	$ 23,853.00	$ 25,443.00	$ 26,020.00	$ 27,039.00
in 2023 equivalent $		$ 12,422.00	$ 13,424.00	$ 14,868.00	$ 14,626.00	$ 16,209.00	$ 18,474.00	$ 20,299.00	$ 22,384.00	$ 23,853.00	$ 25,443.00	$ 26,020.00	$ 27,039.00
Inside Clarendon Condo Fee	0.297%	$ 460.43	$ 473.53	$ 486.79	$ 500.37	$ 514.28	$ 528.70	$ 543.38	$ 558.57	$ 574.04	$ 590.04	$ 606.58	$ 623.41
in 2023 equivalent $		$ 460.43	$ 473.53	$ 486.79	$ 500.37	$ 514.28	$ 528.70	$ 543.38	$ 558.57	$ 574.04	$ 590.04	$ 606.58	$ 623.41
Condominium Fee Growth Rate		2.80%	2.85%	2.80%	2.79%	2.78%	2.80%	2.78%	2.80%	2.77%	2.79%	2.80%	2.77%

Appendix C - 20 Year Reserve Projections

Reserve Projection Baseline Year	**2024**
Average CPI since 2004	**2.55%**
Assumed Inflation of Operating Expenses	**2.75%**
Projected Annual Reserve Increase	**2.85%**
Estimated Interest Rate on Reserves 2025	**2.51%**
Estimated Interest Rate on Reserves 2026	**3.00%**
Estimated Interest Rate on Reserves 2027+	**3.25%**

Year-by-Year Projected Input		2035	2036	2037	2038	2039	2040	2041	2042	2043
Estimated Interest rate on Replacement Reserves		3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%
Anticipated Reserve Expenses (from "20 Year" + Inflation)		$ (507,003.00)	$ (514,204.00)	$ (572,483.00)	$ (1,606,442.00)	$ (609,999.00)	$ (653,030.00)	$ (1,411,219.00)	$ (652,134.00)	$ (513,067.00)
Year-by-Year Projected Output		**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**
Condominium Fees		$ 2,589,086.00	$ 2,661,614.00	$ 2,735,449.00	$ 2,811,627.00	$ 2,890,185.00	$ 2,971,161.00	$ 3,053,593.00	$ 3,138,522.00	$ 3,225,989.00
Interest Income		$ 279,405.00	$ 298,044.00	$ 316,081.00	$ 301,790.00	$ 320,360.00	$ 338,887.00	$ 334,159.00	$ 354,889.00	$ 381,613.00
Miscellaneous Income		$ 6,200.00	$ 6,200.00	$ 6,200.00	$ 6,200.00	$ 6,200.00	$ 6,200.00	$ 6,200.00	$ 6,200.00	$ 6,200.00
Total Income		$ 2,874,691.00	$ 2,965,858.00	$ 3,057,730.00	$ 3,119,617.00	$ 3,216,745.00	$ 3,316,248.00	$ 3,393,952.00	$ 3,499,611.00	$ 3,613,802.00
Operating Expenses (including contingency reserves)		$ 1,728,286.00	$ 1,775,814.00	$ 1,824,649.00	$ 1,874,827.00	$ 1,926,385.00	$ 1,979,361.00	$ 2,033,793.00	$ 2,089,722.00	$ 2,147,189.00
Replacement Reserve Interest Pre-Tax		$ 279,405.00	$ 298,044.00	$ 316,081.00	$ 301,790.00	$ 320,360.00	$ 338,887.00	$ 334,159.00	$ 354,889.00	$ 381,613.00
Tax on Replacement Reserve Interest	21.00%	$ 58,675.00	$ 62,589.00	$ 66,377.00	$ 63,376.00	$ 67,276.00	$ 71,166.00	$ 70,173.00	$ 74,527.00	$ 80,139.00
Replacement Reserve Contributions		$ 867,000.00	$ 892,000.00	$ 917,000.00	$ 943,000.00	$ 970,000.00	$ 998,000.00	$ 1,026,000.00	$ 1,055,000.00	$ 1,085,000.00
Total Expenses		$ 2,933,366.00	$ 3,028,447.00	$ 3,124,107.00	$ 3,182,993.00	$ 3,284,021.00	$ 3,387,414.00	$ 3,464,125.00	$ 3,574,138.00	$ 3,693,941.00
Total Expenses - Tax on Reserve Interest		$ 2,874,691.00	$ 2,965,858.00	$ 3,057,730.00	$ 3,119,617.00	$ 3,216,745.00	$ 3,316,248.00	$ 3,393,952.00	$ 3,499,611.00	$ 3,613,802.00
Reserve Beginning Balance		$ 9,104,074.00	$ 9,684,801.00	$ 10,298,052.00	$ 10,892,273.00	$ 10,467,245.00	$ 11,080,330.00	$ 11,693,021.00	$ 11,571,788.00	$ 12,255,016.00
Reserve Expenses		$ (507,003.00)	$ (514,204.00)	$ (572,483.00)	$ (1,606,442.00)	$ (609,999.00)	$ (653,030.00)	$ (1,411,219.00)	$ (652,134.00)	$ (513,067.00)
Replacement Reserve Interest Pre-Tax		$ 279,405.00	$ 298,044.00	$ 316,081.00	$ 301,790.00	$ 320,360.00	$ 338,887.00	$ 334,159.00	$ 354,889.00	$ 381,613.00
Tax on Replacement Reserve Interest	21.00%	$ (58,675.00)	$ (62,589.00)	$ (66,377.00)	$ (63,376.00)	$ (67,276.00)	$ (71,166.00)	$ (70,173.00)	$ (74,527.00)	$ (80,139.00)
Reserve Contributions		$ 867,000.00	$ 892,000.00	$ 917,000.00	$ 943,000.00	$ 970,000.00	$ 998,000.00	$ 1,026,000.00	$ 1,055,000.00	$ 1,085,000.00
Reserve Ending Balance		$ 9,684,801.00	$ 10,298,052.00	$ 10,892,273.00	$ 10,467,245.00	$ 11,080,330.00	$ 11,693,021.00	$ 11,571,788.00	$ 12,255,016.00	$ 13,128,423.00
Net Reserve Growth		$ 580,727.00	$ 613,251.00	$ 594,221.00	$ (425,028.00)	$ 613,085.00	$ 612,691.00	$ (121,233.00)	$ 683,228.00	$ 873,407.00
Beginning Reserve Full-Funding Amount		$ 14,808,784.00	$ 15,196,512.00	$ 15,600,112.00	$ 15,969,247.00	$ 15,327,703.00	$ 15,680,463.00	$ 16,013,772.00	$ 15,612,346.00	$ 15,975,106.00
Inflation Addition to Full-Funding Amount		$ 377,624.00	$ 387,511.00	$ 397,803.00	$ 407,216.00	$ 390,856.00	$ 399,852.00	$ 408,351.00	$ 398,115.00	$ 407,365.00
Annual Depreciation		$ 517,107.00	$ 530,293.00	$ 543,815.00	$ 557,682.00	$ 571,903.00	$ 586,487.00	$ 601,442.00	$ 616,779.00	$ 632,507.00
Reserve Expenses		$ (507,003.00)	$ (514,204.00)	$ (572,483.00)	$ (1,606,442.00)	$ (609,999.00)	$ (653,030.00)	$ (1,411,219.00)	$ (652,134.00)	$ (513,067.00)
Ending Reserve Full Funding Amount		$ 15,196,512.00	$ 15,600,112.00	$ 15,969,247.00	$ 15,327,703.00	$ 15,680,463.00	$ 16,013,772.00	$ 15,612,346.00	$ 15,975,106.00	$ 16,501,911.00
Breakeven Reserve Contribution		$ 894,731.00	$ 917,804.00	$ 941,618.00	$ 964,898.00	$ 962,759.00	$ 986,339.00	$ 1,009,793.00	$ 1,014,894.00	$ 1,039,872.00
Reserve Funding Ratio		63.73%	66.01%	68.21%	68.29%	70.66%	73.02%	74.12%	76.71%	79.56%
Reserve Contribution (% of Income)		29.56%	29.45%	29.35%	29.63%	29.54%	29.46%	29.62%	29.52%	29.37%
Inside Clarendon Share of Reserves	0.297%	$ 28,764.00	$ 30,585.00	$ 32,350.00	$ 31,088.00	$ 32,909.00	$ 34,728.00	$ 34,368.00	$ 36,397.00	$ 38,991.00
in 2023 equivalent $		$ 28,764.00	$ 30,585.00	$ 32,350.00	$ 31,088.00	$ 32,909.00	$ 34,728.00	$ 34,368.00	$ 36,397.00	$ 38,991.00
Inside Clarendon Condo Fee	0.297%	$ 640.80	$ 658.75	$ 677.02	$ 695.88	$ 715.32	$ 735.36	$ 755.76	$ 776.78	$ 798.43
in 2023 equivalent $		$ 640.80	$ 658.75	$ 677.02	$ 695.88	$ 715.32	$ 735.36	$ 755.76	$ 776.78	$ 798.43
Condominium Fee Growth Rate		2.79%	2.80%	2.77%	2.79%	2.79%	2.80%	2.77%	2.78%	2.79%