

Client: 12303B The Springs - Parks + Landscape

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**Comp #:** 202 Asphalt Paths - Replace

Quantity: Approx 38,320 Sq Ft

Location: Walking trail to and around The Park

Evaluation: Asphalt paths are primarily original from 1996. A small section was added during 2005. The association previously requested no Reserve funding be allocated to replace the paths. However, the asphalt path has a limited life and will eventually require extensive repairs or replacement. Some larger cracks noted.

Useful Life:  
40 years

Remaining Life:  
25 years



Best Case: \$67,100.00

\$1.75/Sq Ft; Estimate to replace

Worst Case: \$86,200.00

\$2.25/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

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**Comp #:** 204 Asphalt Paths - Patch/Repair

Quantity: Approx 38,320 Sq Ft

Location: Walking trail to and around The Park

Evaluation: The walking paths do not receive the traffic and heavy vehicles that the main streets receive. There does not appear to be any alligatoring or failing spots developing. There is no expectancy for patchwork and partial replacements for the walking paths. Crack fill and seal coat periodically as recommended.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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**Comp #:** 206 Asphalt Paths - Crack Fill

Quantity: Approx 38,320 Sq Ft

Location: Walking trail to and around The Park

Evaluation: Recommend coordinating with crack filling the main community streets if possible. The association plans to crack fill separate from seal coating. Larger cracks in the paths noted.



Useful Life:  
4 years

Remaining Life:  
1 years

Best Case: \$1,340.00  
\$0.035/Sq Ft; Estimate to crack fill

Worst Case: \$2,110.00  
\$0.055/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

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**Comp #:** 208 Asphalt Paths - Seal/Repair

Quantity: Approx 38,320 Sq Ft

Location: Walking trail to and around The Park

Evaluation: The paths do not appear to have any seal remaining on them. The paths receive less traffic and wear than the main streets, so seal coating should be anticipated less frequently. The asphalt paths have a long life expectancy before replacement, but only if maintained properly.



Useful Life:  
6 years

Remaining Life:  
2 years

Best Case: \$3,450.00  
\$0.09/Sq Ft; Estimate to seal coat

Worst Case: \$4,600.00  
\$0.12/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

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**Comp #:** 404 Concrete Benches - Replace

Quantity: (6) Benches

Location: Bordering walking trail around The Park

Evaluation: Benches were installed around 2004. Still in good shape. Normal hairline cracks in the concrete noted. There is no expectancy for complete replacement. Individual replacement is too small for Reserve designation. Replace when needed as an Operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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**Comp #:** 410 Fitness Trail - Replace (The Park)

Quantity: (11) Stations

Location: Various spots along walking path at The Park

Evaluation: Stations include introduction & warm up, body curl, step up, horizontal ladder, inclined body curl, heart check, beam jump, push up, leg lift, chin up, and cool down. Equipment was installed around 1996. Long life expectancy under normal circumstances. 30-year life span assigned as previously requested by the association.

Useful Life:  
30 years

Remaining Life:  
15 years



Best Case: \$9,900.00  
Estimate to replace

Worst Case: \$11,900.00  
Higher estimate

Cost Source: ARI Cost Database

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**Comp #:** 411 Fitness Trail - Replace (Park #21)

Quantity: (12) Stations

Location: Phase 1: borders Camino Del Cefiro - behind homes on Camino Comica

Evaluation: Trail set-up is very similar to The Park. It is just condensed into a smaller area. Equipment was installed around 1996 and is in fair condition. Fading and wear evident. Long life expectancy under normal circumstances. 30-year life span assigned as previously requested by the association.

Useful Life:  
30 years

Remaining Life:  
15 years



Best Case: \$9,900.00  
Estimate to replace

Worst Case: \$11,900.00  
Higher estimate

Cost Source: ARI Cost Database

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**Comp #:** 412 Wood Timbers - Replace

Quantity: Approx 95 LF

Location: Perimeter of the Fitness Trail at Park 21

Evaluation: Installed during 1996. Observed to be older, weathered, and worn. Splitting and cracking noted. Future replacement should be anticipated, but is not a high priority at this point.

Useful Life:  
18 years

Remaining Life:  
3 years



Best Case: \$860.00  
\$9.00/LF; Estimate to replace

Worst Case: \$1,140.00  
\$12.00/LF; Higher allowance

Cost Source: ARI Cost Database

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**Comp #:** 420 Park Furniture - Replace

Quantity: (12) Assorted Pieces

Location: Park #13 - at Camino Del Celfiro & Paseo Del Cuple

Evaluation: Furniture consists of (6) 46" square picnic tables with 4-attached seats, (2) 6' picnic tables, and (4) 8' benches. All pieces are expanded metal with a plastic coating. Original from 1996. Pieces are hit by the adjacent sprinklers. Moderate fading and discoloration noted. Useful life has been decreased to reflect conditions.

Useful Life:  
20 years

Remaining Life:  
5 years



Best Case: \$8,400.00  
Estimate to replace

Worst Case: \$10,100.00  
Higher estimate

Cost Source: ARI Cost Database

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**Comp #:** 422 BBQ Grills - Replace

Quantity: (1) Standard, (1) Double

Location: Park #13 - at Camino Del Celfiro & Paseo Del Cuple

Evaluation: This park has both a standard size and double size charcoal grill. They are original from 1996 and look older. They do not receive the sprinkler exposure that the park furniture does. The association plans to remove rather than replace the grills in the future, so no Reserve funding has been allocated.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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**Comp #:** 502 Chain Link Fence - Replace

Quantity: Approx 335 LF

Location: Adjacent to walking trail at The Park

Evaluation: The chain link fence enclosure is used for a dog area. This is galvanized chain link. It is still secure and in good condition. No signs of damage or abuse noted. There is no expectancy to completely replace. Recommend repairing or replacing sections as needed as an Operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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**Comp #:** 1002 Granite (Park #2) - Replenish

Quantity: Approx 840 Tons

Location: Phase 2: Wolf Run Road - behind homes on Golden Linx Road

Evaluation: The association installed granite in these areas around 2007 for \$33,213. Observed to be full and in good shape. This component provides funding to top dress the existing landscape granite with a new 1" layer.

Useful Life:  
15 years

Remaining Life:  
11 years



Best Case: \$30,200.00

Worst Case: \$38,600.00

\$36.00/Ton; Estimate to replenish

\$46.00/Ton; Higher estimate

Cost Source: ARI Cost Database

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**Comp #:** 1003 Granite (Park #3) - Replenish

Quantity: Approx 145 Tons

Location: Phase 2: Across the street from the south entrance to the walking trail

Evaluation: The association plans to install granite at this area during 2012 for approximately \$6,000. The initial install cost is considered a capital improvement and not a Reserve expense. Funding has been provided for future replenishing.

Useful Life:  
15 years

Remaining Life:  
16 years

Photo Not Available

Best Case: \$5,200.00  
\$36.00/Ton; Estimate to replenish

Worst Case: \$6,700.00  
\$46.00/Ton; Higher estimate

Cost Source: ARI Cost Database

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**Comp #:** 1004 Granite (Park #4) - Replenish

Quantity: Approx 100 Tons

Location: Phase 2: adjacent to the HOA Storage & Maintenance Building

Evaluation: Desert park #4 is primarily behind homes. This component provides an allowance to periodically replenish the granite surfaces visible from the street. The granite in this area is original from 2000 with Phase 2 of the community. Rocks are smaller and bare in spots. Useful reflects replenishing with larger rocks.

Useful Life:  
15 years

Remaining Life:  
1 years



Best Case: \$3,600.00  
\$36.00/Ton; Estimate to replenish

Worst Case: \$4,600.00  
\$46.00/Ton; Higher estimate

Cost Source: ARI Cost Database

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**Comp #: 1005 Granite (Park #5) - Replenish**

Quantity: Approx 140 Tons

Location: Phase 2: South of the gatehouse area

Evaluation: We did not inspect this area. The association reportedly added granite in Park #5 during 2006 for around \$5,700. Assumed to still be in good shape.

Useful Life:  
15 years

Remaining Life:  
10 years

Photo Not Available

Best Case: \$5,000.00  
\$36.00/Ton; Estimate to replenish

Worst Case: \$6,400.00  
\$46.00/Ton; Higher estimate

Cost Source: ARI Cost Database

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**Comp #: 1006 Granite (Park #6) - Replenish**

Quantity: Approx 245 Tons

Location: Phase 1: borders Via De Cristal - behind homes on Calle Viva

Evaluation: Park #6 is approximately 43,200 square feet. The majority of this area was replenished around 2003 for \$8,000. The section not replenished is hardly visible from the street. Surfaces are still full and in good shape. This component provides funding to top dress the existing landscape granite with a new 1" layer.

Useful Life:  
15 years

Remaining Life:  
7 years



Best Case: \$8,800.00  
\$36.00/Ton; Estimate to replenish

Worst Case: \$11,300.00  
\$46.00/Ton; Higher estimate

Cost Source: ARI Cost Database

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**Comp #:** 1007 Granite (Park #7) - Replenish

Quantity: Approx 270 Tons

Location: Phase 1: borders Paseo Florido - behind homes on Via De Cristal

Evaluation: Park #7 is approximately 47,100 square feet. The association has spent approximately \$8,450 in the last few years replenishing this area. Appears full and in good shape. This component provides funding to top dress the existing landscape granite with a new 1" layer.

Useful Life:  
15 years

Remaining Life:  
11 years



Best Case: \$9,700.00  
\$36.00/Ton; Estimate to replenish

Worst Case: \$12,400.00  
\$46.00/Ton; Higher estimate

Cost Source: ARI Cost Database

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**Comp #:** 1008 Granite (Park #8) - Replenish

Quantity: Approx 290 Tons

Location: Phase 2: between homes on Blue Fox Road & Via De La Fonda

Evaluation: Park #8 is approximately 50,738 square feet. We estimate it will take approximately 290 tons of granite to top dress with a new 1" layer. Approximately \$13,000 has been spent in the last few years replenishing this area. Observed to be full and in good shape.

Useful Life:  
15 years

Remaining Life:  
11 years



Best Case: \$12,200.00  
\$36.00/Ton; Estimate to replenish

Worst Case: \$15,500.00  
\$46.00/Ton; Higher estimate

Cost Source: ARI Cost Database

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**Comp #:** 1009 Granite (Park #9) - Replenish

Quantity: Approx 400 Tons

Location: Phase 2: large open tract off of Golden Lynx Road

Evaluation: The association spent approximately \$15,100 during 2010 to replenish Park #9. Full and in good shape. No bare or thin spots noted. This component provides funding to top dress the existing landscape granite with a new 1" layer.

Useful Life:  
15 years

Remaining Life:  
14 years



Best Case: \$14,400.00

\$36.00/Ton; Estimate to replenish

Worst Case: \$18,400.00

\$46.00/Ton; Higher estimate

Cost Source: ARI Cost Database

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**Comp #:** 1010 Granite (Park #10) - Replenish

Quantity: Approx 820 Tons

Location: Phase 2: behind homes on Puma Peak Road & Wolf Run Road

Evaluation: Surfaces at Park #10 were partially replenished during 2006-2008. Still generally full and in decent shape. Remaining life reflects current conditions. This component provides funding to top dress the existing landscape granite with a new 1" layer.

Useful Life:  
15 years

Remaining Life:  
8 years



Best Case: \$29,500.00

\$36.00/Ton; Estimate to replenish

Worst Case: \$37,700.00

\$46.00/Ton; Higher estimate

Cost Source: ARI Cost Database

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**Comp #: 1011 Granite (Park #11) - Replenish**

Quantity: Approx 820 Tons

Location: Phase 2: behind homes on Camino Del Heroe & Golden Lynx Road

Evaluation: A portion of Park #11 was replenished during 2008. Still in decent shape overall. Remaining life reflects current conditions. This component provides funding to top dress the existing landscape granite with a new 1" layer.

Useful Life:  
15 years

Remaining Life:  
8 years



Best Case: \$29,500.00

\$36.00/Ton; Estimate to replenish

Worst Case: \$37,700.00

\$46.00/Ton; Higher estimate

Cost Source: ARI Cost Database

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**Comp #: 1013 Granite (Park #13) - Replenish**

Quantity: Approx 125 Tons

Location: Phase 1: park area at Camino Del Celfiro & Paseo Del Cuple

Evaluation: Park #13 is approximately 24,750 square feet. It is a mixture of grass and rock areas. We estimate approximately half of the area consists of rock. Surfaces are generally thin and bare. Sections of visible dirt noted. Replenishing should be anticipated at some point in the near future, but is not a high priority yet.

Useful Life:  
15 years

Remaining Life:  
2 years



Best Case: \$4,500.00

\$36.00/Ton; Estimate to replenish

Worst Case: \$5,750.00

\$46.00/Ton; Higher estimate

Cost Source: ARI Cost Database

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Client: 12303B The Springs - Parks + Landscape

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**Comp #:** 1014 Granite (Park #14) - Replenish

Quantity: Approx 70 Tons

Location: Phase 1: community entrance - around the fountain & gatehouse

Evaluation: Park #14 is generally full and in decent shape. Rock is a little thin in some spots, but very minimal. Overall good conditions observed. This component provides funding to top dress the existing landscape granite with a new 1" layer.

Useful Life:  
15 years

Remaining Life:  
9 years



Best Case: \$2,520.00  
\$36.00/Ton; Estimate to replenish

Worst Case: \$3,220.00  
\$46.00/Ton; Higher estimate

Cost Source: ARI Cost Database

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**Comp #:** 1015 Granite (Park #15) - Replenish

Quantity: Approx 230 Tons

Location: Phase 1: Avenida de Encino, south of Paseo del Cuple

Evaluation: The association installed granite in these areas around 2005 for \$9,550. Observed to be full and in good shape. This component provides funding to top dress the existing landscape granite with a new 1" layer.

Useful Life:  
15 years

Remaining Life:  
9 years



Best Case: \$8,300.00  
\$36.00/Ton; Estimate to replenish

Worst Case: \$10,600.00  
\$46.00/Ton; Higher estimate

Cost Source: ARI Cost Database

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**Comp #:** 1016 Granite (Park #16) - Replenish

Quantity: Approx 125 Tons

Location: Phase 1: Bordering Frontage Rd north of gatehouse

Evaluation: Park #16 is currently dirt. The association plans to install granite at this area during 2011 for approximately \$5,000. The initial install cost is considered a capital improvement and not a Reserve expense. Funding has been provided for future replenishing.

Useful Life:  
15 years

Remaining Life:  
15 years



Best Case: \$4,500.00

\$36.00/Ton; Estimate to replenish

Worst Case: \$5,750.00

\$46.00/Ton; Higher estimate

Cost Source: ARI Cost Database

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**Comp #:** 1017 Granite (Park #17) - Replenish

Quantity: Approx 230 Tons

Location: Phase 1: Avenida de Encino, north of Paseo del Cuple

Evaluation: The association installed granite in these areas around 2005 for \$9,550. Observed to be full and in good shape. This component provides funding to top dress the existing landscape granite with a new 1" layer.

Useful Life:  
15 years

Remaining Life:  
9 years



Best Case: \$8,300.00

\$36.00/Ton; Estimate to replenish

Worst Case: \$10,600.00

\$46.00/Ton; Higher estimate

Cost Source: ARI Cost Database

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**Comp #:** 1018 Granite (Park #18) - Replenish

Quantity: Approx 185 Tons

Location: Phase 1: Calle Rambles & Calle de la Pelotita

Evaluation: The association installed granite in these areas around 2005 for \$7,800. Observed to be full and in good shape. This component provides funding to top dress the existing landscape granite with a new 1" layer.

Useful Life:  
15 years

Remaining Life:  
9 years



Best Case: \$6,700.00  
\$36.00/Ton; Estimate to replenish

Worst Case: \$8,500.00  
\$46.00/Ton; Higher estimate

Cost Source: ARI Cost Database

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**Comp #:** 1020 Granite (Park #20) - Replenish

Quantity: Approx 230 Tons

Location: Phase 1: borders Camino Comica - behind homes on Calle Rambles

Evaluation: Approximately \$9,800 has been spent in the last few years to replenish Park #20. Surfaces are generally full with good coverage. This component provides funding to top dress the existing landscape granite with a new 1" layer.

Useful Life:  
15 years

Remaining Life:  
11 years



Best Case: \$8,300.00  
\$36.00/Ton; Estimate to replenish

Worst Case: \$10,600.00  
\$46.00/Ton; Higher estimate

Cost Source: ARI Cost Database

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Client: 12303B The Springs - Parks + Landscape

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**Comp #:** 1021 Granite (Park #21) - Replenish

Quantity: Approx 185 Tons

Location: Phase 1: borders Camino Del Cefiro - behind homes on Camino Comica

Evaluation: Approximately \$6,300 has been spent in the past few years to replenish Park #21. Still in good shape. Surfaces are full with good coverage. This component provides funding to top dress the existing landscape granite with a new 1" layer.

Useful Life:  
15 years

Remaining Life:  
11 years



Best Case: \$6,700.00

\$36.00/Ton; Estimate to replenish

Worst Case: \$8,500.00

\$46.00/Ton; Higher estimate

Cost Source: ARI Cost Database

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**Comp #:** 1022 Granite (Park #22) - Replenish

Quantity: Approx 85 Tons

Location: Phase 2: Southeast corner of community - Adjacent to entrance of walking trail area

Evaluation: The association added rip rap and a small amount of granite in these areas around 2007 for approximately \$3,500. Only a small portion of Park #22 has landscape granite. No issues noted.

Useful Life:  
15 years

Remaining Life:  
11 years



Best Case: \$3,100.00

\$36.00/Ton; Estimate to replenish

Worst Case: \$3,900.00

\$46.00/Ton; Higher estimate

Cost Source: ARI Cost Database

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Client: 12303B The Springs - Parks + Landscape

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**Comp #:** 1030 Irrigation Controllers - Replace

Quantity: Irrigation Controllers

Location: Mounted at parks and common areas throughout community

Evaluation: These are relatively inexpensive controllers that should be replaced individually as needed as an Operating expense. No Reserve funding required.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #:** 1040 Wash - Clean Out

Quantity: Numerous Sq Ft

Location: Wash areas throughout community

Evaluation: The association periodically cleans out the washes to remove debris buildup. This allows water runoff to move through the washes without flooding. Some smaller work will be done during 2011 as an Operating expense. The association expects a more thorough clean out during 2012 as a Reserve expense.



Useful Life:  
3 years

Remaining Life:  
1 years

Best Case: \$2,800.00

Allowance for wash clean out

Worst Case: \$3,200.00

Higher allowance

Cost Source: Estimate Provided by Client

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