

Client: 12303B The Springs - Parks + Landscape

Comp #: 202 Asphalt Path - Replace (1996)

Quantity: Approx 35,060 Sq Ft

Location: Walking trail to and around The Park

Evaluation: This asphalt walking path was installed during 1996. Still in overall good condition. Some cracking noted. Some of the edges are becoming eroded and deteriorated. At the association's request, no funding has been allocated for replacement. Paths will be maintained and repaired with the streets, but not replaced.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 202 Asphalt Path - Replace (2005)

Quantity: Approx 3,260 Sq Ft

Location: Walking trail to The Park - at corner of Wolf Run Rd. & Golden Lynx

Evaluation: The existing walking trail will be extended to Wolf Run Rd. during 2005. Cost to install this trail will be split by the developer and association. Initial expense is a capital improvement, not a Reserve expense. At the association's request, no funding has been allocated for future replacement. Paths will be maintained and repaired with the streets, but not replaced.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Client: 12303B The Springs - Parks + Landscape

Comp #: 404 Concrete Benches - Replace

Quantity: (6) Benches

Location: Bordering walking trail around The Park

Evaluation: Benches were recently installed. Good conditions observed. There is no expectancy to replace all of them at the same time in the future. The association plans to replace them individually as needed.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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 at association's request.

Useful Life:

30 years

Remaining Life:

21 years



Best Case: \$8,280.00

Worst Case: \$10,000.00

Estimate to replace

Higher estimate

Cost Source: Playworld Systems Catalog

Client: 12303B The Springs - Parks + Landscape

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 still appears to be in good condition. Long life expectancy under normal circumstances. Replacement should be anticipated long before failure occurs. 30-year life span assigned at association's request.



Useful Life:
30 years

Remaining Life:
21 years

Best Case: \$8,280.00

Estimate to replace

Worst Case: \$10,000.00

Higher estimate

Cost Source: Playworld Systems Catalog

Comp #: 412 Wood Timbers - Replace

Quantity: Numerous LF

Location: Perimeter of the Fitness Trail at Park 21

Evaluation: These wood timbers are original from 1996. They look old. Many are split and cracked. Anticipate replacing them eventually.



Useful Life:
15 years

Remaining Life:
6 years

Best Case: \$520.00

Allowance to replace

Worst Case: \$700.00

Higher allowance

Cost Source: ARI Cost Allowance

Client: 12303B The Springs - Parks + Landscape

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. Still intact and in good shape. 30-year life span assigned at association's request.



Useful Life:
30 years

Remaining Life:
21 years

Best Case: \$7,000.00

Estimate to replace

Worst Case: \$8,500.00

Higher estimate

Cost Source: Wabash Valley Furniture Catalog

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. Still in decent shape due to minimal use. 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:

Client: 12303B The Springs - Parks + Landscape

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 appears to be in good condition. No signs of damage or abuse noted. There is no expectancy to completely replace. Recommend repairing or replacing sections of it as needed.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Quantity: Approx 168,634 Sq Ft

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

Evaluation: Desert park #2 area consists of natural landscape and vegetation. The association expressed interest in upgrading this area with granite and desert scape. This would be a capital improvement to the community, not a Reserve issue. Renovation of this area will be addressed separate from Reserves, if ever done.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Client: 12303B The Springs - Parks + Landscape

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 likely original from 2000 with Phase 2 of the community.

Useful Life:
10 years

Remaining Life:
4 years



Best Case: \$4,000.00

Worst Case: \$5,000.00

\$40.00/Ton; Estimate to replenish

\$50.00/Ton; Higher estimate

Cost Source: Estimate Provided by Client

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

Quantity: Approx 246 Tons

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

Evaluation: Park #6 is approximately 43,200 square feet. Approximately 60% of this area was replenished around 2003 for \$8,000. The section not replenished is hardly visible from the street. Not a priority to finish this area. Visible sections bordering the street look new and attractive.

Useful Life:
10 years

Remaining Life:
8 years



Best Case: \$9,840.00

Worst Case: \$12,300.00

\$40.00/Ton; Estimate to replenish

\$50.00/Ton; Higher estimate

Cost Source: Estimate Provided by Client

Client: 12303B The Springs - Parks + Landscape

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. It looks well covered. Sections with contrasting colors appear to be newer. This section has had some work. Replenishing this area is not a priority right now.



Useful Life:
10 years

Remaining Life:
4 years

Best Case: \$10,800.00
\$40.00/Ton; Estimate to replenish

Worst Case: \$13,500.00
\$50.00/Ton; Higher estimate

Cost Source: Estimate Provided by Client

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

Quantity: Approx 338 Tons

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

Evaluation: Most of this area is hidden from the street. It looks like the edges may have been replenished already. Most of this tract should be original from 2000. 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.



Useful Life:
10 years

Remaining Life:
6 years

Best Case: \$13,550.00
\$40.00/Ton; Estimate to replenish

Worst Case: \$16,900.00
\$50.00/Ton; Higher estimate

Cost Source: Estimate Provided by Client

Client: 12303B The Springs - Parks + Landscape

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

Quantity: Approx 515 Tons

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

Evaluation: This area with a wash running down the middle. The minus sized granite in this area tends to deplete fast. Expect to replenish with larger rock in the future. Rock should be original from 2000. Area is approximately 112,723 square feet. We estimate it will take approximately 515 tons of granite to top dress with a new 1" layer.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$20,600.00
\$40.00/Ton; Estimate to replenish

Worst Case: \$25,750.00
\$50.00/Ton; Higher estimate

Cost Source: Estimate Provided by Client

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

Quantity: Approx 820 Tons

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

Evaluation: Park areas #10 and 11 are essentially the same location. We have split them in half to ease the funding. Park #10 looks more worn and deteriorated than 11. Recommend planning to refurbish this section in the near future. The total of 10 and 11 is 1,233,648 square feet. Allocation is only for higher visibility sections.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$32,800.00
\$40.00/Ton; Estimate to replenish

Worst Case: \$41,000.00
\$50.00/Ton; Higher estimate

Cost Source: Estimate Provided by Client

Client: 12303B The Springs - Parks + Landscape

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

Quantity: Approx 820 Tons

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

Evaluation: Parks #10 and 11 are essentially the same location. We have split them in half to ease the funding. Park #11 has already been replenished along portions of the perimeter. The total of 10 and 11 is 1,233,648 square feet. Allocation is only for higher visibility sections.

Useful Life:
10 years

Remaining Life:
4 years



Best Case: \$32,800.00
\$40.00/Ton; Estimate to replenish

Worst Case: \$41,000.00
\$50.00/Ton; Higher estimate

Cost Source: Estimate Provided by Client

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. Granite surfaces are practically bare dirt. This is the worst park in the community, and it should be first priority for replenishing.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$5,000.00
\$40.00/Ton; Estimate to replenish

Worst Case: \$6,250.00
\$50.00/Ton; Higher estimate

Cost Source: Estimate Provided by Client

Client: 12303B The Springs - Parks + Landscape

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

Quantity: Approx 67 Tons

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

Evaluation: This is a small area in front of and around the entry fountain. It was recently replenished during 2004 for approximately \$3,000. Recommend purchasing an extra couple of tons to apply around the gatehouse next time.

Useful Life:
10 years

Remaining Life:
9 years

Photo Not Available

Best Case: \$2,680.00
\$40.00/Ton; Estimate to replenish

Worst Case: \$3,350.00
\$50.00/Ton; Higher estimate

Cost Source: Estimate Provided by Client

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

Quantity: Approx 39,900 Sq Ft

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

Evaluation: Park #15 is a grass area. The association expressed interest in converting this park to granite. This would be a capital improvement to the community, not a Reserve issue. Renovation of this area will be addressed separate from Reserves, if ever done.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 12303B The Springs - Parks + Landscape

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

Quantity: Approx 39,900 Sq Ft

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

Evaluation: Park #17 is a grass area. The association expressed interest in converting this park to granite. This would be a capital improvement to the community, not a Reserve issue. Renovation of this area will be addressed separate from Reserves, if ever done.

Useful Life:

Remaining Life:

Photo Not Available

Best Case:

Worst Case:

Cost Source:

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

Quantity: Approx 32,700 Sq Ft

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

Evaluation: Park #18 is a grass area. The association expressed interest in converting this park to granite. This would be a capital improvement to the community, not a Reserve issue. Renovation of this area will be addressed separate from Reserves, if ever done.

Useful Life:

Remaining Life:

Photo Not Available

Best Case:

Worst Case:

Cost Source:

Client: 12303B The Springs - Parks + Landscape

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

Quantity: Approx 230 Tons

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

Evaluation: Park #20 is approximately 40,000 square feet. Granite covering is original from 1996. It currently has minus granite. Surfaces getting thin and dirt becoming visible. Recommend upgrading to larger rock for a longer lasting, improved appearance.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$9,200.00
\$40.00/Ton; Estimate to replenish

Worst Case: \$11,500.00
\$50.00/Ton; Higher estimate

Cost Source: Estimate Provided by Client

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

Quantity: Approx 186 Tons

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

Evaluation: Park #21 is approximately 32,700 square feet. Granite covering is original from 1996. It currently has minus granite. Looking old and thin. Recommend upgrading to larger rock for a longer lasting, improved appearance.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$7,440.00
\$40.00/Ton; Estimate to replenish

Worst Case: \$9,300.00
\$50.00/Ton; Higher estimate

Cost Source: Estimate Provided by Client

Client: 12303B The Springs - Parks + Landscape

Comp #: 1030 Irrigation Controllers - Replace

Quantity: Numerous Controllers

Location: Mounted at parks and common areas throughout community

Evaluation: Many of the controllers are no longer in use. Some do not work. These are relatively inexpensive units that should be replaced individually as needed. No Reserve funding required at this time.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1035 Irrigation Line - Replace

Quantity: Numerous LF

Location: Southern area of the community and along Frontage Road

Evaluation: This section of irrigation line was reportedly not properly installed. There are several holes, and it needs to be buried deeper. Rather than plan to replace the entire line, the association will repair and replace individual sections as needed. No Reserve funding required.

Useful Life:

Remaining Life:

Photo Not Available

Best Case:

Worst Case:

Cost Source:

Client: 12303B The Springs - Parks + Landscape

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. This was recently done during 2004 and is planned every 2 years.

Useful Life:

2 years

Remaining Life:

1 years

Photo Not Available

Best Case: \$2,800.00

Allowance for wash clean out

Worst Case: \$3,200.00

Higher allowance

Cost Source: Estimate Provided by Client
