

Client: 12303A The Springs - Common Area

Comp #: 103 Concrete - Repair

Quantity: Numerous Sq Ft

Location: Walkways and curbs throughout community

Evaluation: The association is responsible for repairing and replacing concrete sidewalks and curbs throughout the community when needed. At the association's request, no funding has been allocated in Reserves. Repairs will be expensed through the Operating fund when needed.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 201 Asphalt - Resurface (Phase 1)

Quantity: Approx 419,620 Sq Ft

Location: Streets throughout Phase 1 & driveway at the Storage Building

Evaluation: Phase 1 asphalt was reportedly installed around 1996. Surfaces are still generally smooth and in good condition. Some cracks and rough spots were noted. Seal coat periodically to protect and preserve the surface.



Useful Life:

30 years

Remaining Life:

21 years

Best Case: \$209,800.00

\$0.50/Sq Ft; New topcoat/overlay

Worst Case: \$260,200.00

\$0.62/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Client: 12303A The Springs - Common Area

Comp #: 201 Asphalt - Resurface (Phase 2)

Quantity: Approx 131,240 Sq Ft

Location: Streets throughout Phase 2

Evaluation: Phase 2 asphalt was reportedly installed during 2000. Some areas already exhibit a lot of cracks. Most of the roads are smooth and in good condition. Seal coat periodically to protect and preserve the surface.

Useful Life:
30 years

Remaining Life:
25 years



Best Case: \$78,750.00
\$0.60/Sq Ft; New topcoat/overlay

Worst Case: \$98,450.00
\$0.75/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Comp #: 205 Asphalt - Seal/Repair

Quantity: Approx 589,180 Sq Ft

Location: Phase 1, Phase 2, driveway at the Storage Building, walking trail at The Park

Evaluation: The asphalt was just seal coated during 2004 for approximately \$24,000, except the storage building driveway. Good conditions observed. Expect to reseal at least every 4 years to properly protect and maintain the surfaces.

Useful Life:
4 years

Remaining Life:
3 years



Best Case: \$21,800.00
\$0.037/Sq Ft; Estimate to seal coat

Worst Case: \$27,100.00
\$0.046/Sq Ft; Higher estimate

Cost Source: Client Cost History

Client: 12303A The Springs - Common Area

Comp #: 320 **Street Lights - Replace**

Quantity: (63) Lights

Location: Bordering streets throughout community

Evaluation: Street lights are leased through the power company. The association is not responsible to repair or replace them. No Reserve funding required.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 403 **Mailboxes - Replace**

Quantity: Numerous Clusters

Location: Bordering streets throughout community

Evaluation: Mailboxes are owned and maintained by the Post Office, not the association. No Reserve funding required.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Client: 12303A The Springs - Common Area

Comp #: 503 Metal Fences - Replace

Quantity: Approx 125 LF

Location: Southern perimeter

Evaluation: This perimeter area has metal fencing mounted on top of the stucco walls. Most of the fence has fallen off and been removed. The remaining fence sections will be removed eventually. The association does not plan to maintain or replace them. No Reserve funding required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 503 Metal Fences - Replace

Quantity: Approx 96 LF

Location: Adjacent to both sides of entry/exit gates

Evaluation: Fences are mounted to the concrete sidewalks. No sprinkler exposure. They will still eventually rust, so the association should plan to eventually replace. Good condition at the time of inspection.

Useful Life:

24 years

Remaining Life:

15 years



Best Case: \$2,310.00

Worst Case: \$2,700.00

\$24.00/LF; Estimate to replace (both sides of road)

\$28.00/LF; Higher estimate

Cost Source: ARI Cost Database

Client: 12303A The Springs - Common Area

Comp #: 600 Fountain Bed - Resurface

Quantity: (1) Fountain

Location: Community entrance

Evaluation: This is a concrete fountain. There is no surface to replace or maintain. Periodic cleaning should be addressed as ongoing maintenance. No Reserve funding required.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 601 Fountain Pump - Replace

Quantity: (1) 5-HP Pump

Location: Across from the gatehouse - behind the exit side wall

Evaluation: Pump appears to be original. Bottom has a significant amount of rusting. Some water was leaking at the time of inspection. Pump has since been repaired. Replacement should be anticipated in the near future. Pump will need to be replaced in the near future. Frame Y184JM, 3450 RPM.



Useful Life:
8 years

Remaining Life:
0 years

Best Case: \$1,000.00

Worst Case: \$1,400.00

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Client: 12303A The Springs - Common Area

Comp #: 610 Monument - Refurbish

Quantity: (10) Letters

Location: Mounted to tower wall at the entry

Evaluation: Monument has stamped, steel letters with a patina finish. They are securely attached and in good condition. Letters will not likely wear out, but future replacement is typically to change the appearance. No funding has been allocated at the association's request.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 703 Entry System - Replace

Quantity: (1) Sentex System

Location: Entry side of the gatehouse

Evaluation: Entry system is expected to be original from 1996. It is a small unit with 2-line display and recessed keypad. Minor surface wear noted, but no signs of damage or abuse. Still appears to be in good shape.

Useful Life:

12 years

Remaining Life:

4 years



Best Case: \$3,500.00

Estimate to replace

Worst Case: \$4,300.00

Higher estimate

Cost Source: ARI Cost Database

Client: 12303A The Springs - Common Area

Comp #: 705 Gate Operators - Replace

Quantity: (2) Elite, swing-arm

Location: Community entry/exit gates

Evaluation: Gate operators are still original from 1996. Gates are left open all day, so operators receive limited use. Still appear to be in good shape for their age. No problems were reported. Model CSW-200, Serial #08159628469 (entry side) & 08159628742 (exit side).



Useful Life:
12 years

Remaining Life:
3 years

Best Case: \$6,000.00
\$3,000/Operator; Estimate to replace

Worst Case: \$7,200.00
\$3,600/Operator; Higher estimate

Cost Source: ARI Cost Database

Comp #: 708 Vehicle Gates - Replace

Quantity: (2) Gates, 32 LF

Location: Vehicle entry/exit gates at the gatehouse

Evaluation: Gates are original from 1996. They appear to be in good condition. There is no expectancy to replace the gates under normal circumstances. Replacement resulting from vehicle damage should be addressed as an insurance issue.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Client: 12303A The Springs - Common Area

Comp #: 910 Gatehouse - Refurbish

Quantity: Carpet & Paint

Location: Gatehouse interior

Evaluation: The gatehouse received new carpet and paint during 2000. Some wear and minor staining noted. This is not a manned gatehouse, is only used as the association's office. No funding has been allocated at the association's request. Future carpet replacement and painting will be maintenance projects.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 911 Gatehouse - Remodel

Quantity: Desk & Blinds

Location: Gatehouse interior

Evaluation: For a complete remodel of the gatehouse interior, replacement of the built in desk and miniblinds should be anticipated. At the association's request, no Reserve funding has been allocated. Future replacement of these items will be expensed with Operating funds when needed.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 12303A The Springs - Common Area

Comp #: 912 Gatehouse Computer - Replace

Quantity: (1) Dell Computer

Location: Gatehouse

Evaluation: Computer was just purchased during 2004 for approximately \$1,500. New and in good condition.



Useful Life:
4 years

Remaining Life:
3 years

Best Case: \$1,400.00
Estimate to replace

Worst Case: \$1,600.00
Higher estimate

Cost Source: Client Cost History

Comp #: 913 Gatehouse Copier - Replace

Quantity: (1) Canon PC920

Location: Gatehouse

Evaluation: Copier was reportedly purchased around 2000. Appears to receive limited use. No problems reported.



Useful Life:
10 years

Remaining Life:
5 years

Best Case: \$550.00
Estimate to replace

Worst Case: \$750.00
Higher estimate

Cost Source: ARI Cost Database

Client: 12303A The Springs - Common Area

Comp #: 920 Gatehouse HVAC - Replace

Quantity: (1) Samsung A/C

Location: Gatehouse - roof and attic

Evaluation: There was no access to inspect the air conditioning system. It was reportedly last replaced during 2000. Still functional and expected to be in good to fair condition.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$1,800.00
Estimate to replace

Worst Case: \$2,400.00
Higher estimate

Cost Source: ARI Cost Database

Comp #: 1106 Metal Rails - Repaint

Quantity: Numerous LF

Location: Bordering washes and streets

Evaluation: Wash rails are repainted periodically as a maintenance project. No Reserve funding required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 12303A The Springs - Common Area

Comp #: 1107 Metal Fences - Repaint

Quantity: Approx 172 LF

Location: Vehicle gates, fences adjacent to gates/entry, panels in perimeter wall bordering Frontage Road

Evaluation: The metal surfaces were last painted during 2001 with the gatehouse. The paint is not in bad shape, but it does look aged and faded already. Rust spots are also developing. Recommend planning to repaint in 2005 to protect the metal and to restore the appearance.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$860.00
\$5.00/LF; Estimate to repaint

Worst Case: \$1,030.00
\$6.00/LF; Higher estimate

Cost Source: ARI Cost Database

Comp #: 1113 Stucco Walls - Repaint

Quantity: Approx 13,300 Sq Ft

Location: Northwestern perimeter along Frontage Road & southern perimeter behind homes

Evaluation: The stucco walls have never been painted. Walls bordering Frontage Road are very faded and discolored; both sides of this wall will need repainting. The other walls are not as bad. Repainting is expected to coincide with repainting the gatehouse.

Useful Life:
6 years

Remaining Life:
3 years



Best Case: \$3,730.00
\$0.28/Sq Ft; Estimate to repaint

Worst Case: \$4,520.00
\$0.34/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Client: 12303A The Springs - Common Area

Comp #: 1115 Gatehouse Stucco - Repaint

Quantity: Approx 9,910 Sq Ft

Location: Exterior stucco surfaces at the gatehouse

Evaluation: The entire gatehouse area (stucco, wood, & metal) was last painted during 2001 for \$6,850. Some spots with higher sun exposure are already faded and chipped. Most of the stucco surfaces are still in decent shape.



Useful Life:
6 years

Remaining Life:
3 years

Best Case: \$4,960.00
\$0.50/Sq Ft; Estimate to repaint

Worst Case: \$6,440.00
\$0.60/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Comp #: 1116 Gatehouse Trim - Repaint

Quantity: Approx 1,060 Sq Ft

Location: Exposed wood beams, fascia boards, and trim along tile roof line

Evaluation: The exposure wood protruding from underneath the tile roof was last painted during 2001 with the stucco. Surfaces already exhibit a lot of fading and weathering. Some of the wood is rotted. Expect to paint this wood around the roof perimeter more frequently than the stucco.



Useful Life:
3 years

Remaining Life:
0 years

Best Case: \$1,060.00
\$1.00/Sq Ft; Estimate to repaint/repair

Worst Case: \$1,500.00
\$1.40/Sq Ft; Higher estimate to include additional repairs/labor

Cost Source: ARI Cost Database

Client: 12303A The Springs - Common Area

Comp #: 1117 Gatehouse Wood - Repaint

Quantity: Approx 5,040 Sq Ft

Location: Wood eaves and surfaces under the tile roof

Evaluation: Wood underneath the tile roof has likely never been painted. It is not exposed to the sun and has only minimal weather exposure. Repainting is anticipated in the near future.



Useful Life:
12 years

Remaining Life:
0 years

Best Case: \$2,020.00
\$0.40/Sq Ft; Estimate to repaint

Worst Case: \$2,520.00
\$0.50/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Comp #: 1120 Maintenance Building - Repaint

Quantity: Approx 910 Sq Ft

Location: Exterior stucco surfaces of the HOA Storage & Maintenance building

Evaluation: This building has a color coat surface, it is not painted. The coating will eventually fade and need to be painted. Life span reflects paint, and the remaining life span reflects the color coat surface.



Useful Life:
6 years

Remaining Life:
6 years

Best Case: \$550.00
\$0.60/Sq Ft; Estimate to repaint

Worst Case: \$640.00
\$0.70/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Client: 12303A The Springs - Common Area

Comp #: 1301 Flat Roof - Replace

Quantity: Approx 275 Sq Ft

Location: Rooftop of the HOA Maintenance & Storage building

Evaluation: This building has a cap sheet roof with an elastomeric coating. Roof feels solid and looks good. Replacement should be anticipated eventually.



Useful Life:
18 years

Remaining Life:
9 years

Best Case: \$770.00
\$2.80/Sq Ft; Estimate to replace

Worst Case: \$1,000.00
\$3.60/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Comp #: 1302 Flat Roof - Replace

Quantity: Minimal Sq Ft

Location: Rooftop of the Gatehouse office

Evaluation: The office section has a small, flat roof. Original from 1996. No access to inspect. This roof is protected by the main tile roof, so it never receives sun or weather exposure. Replacement is not anticipated at this time.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Client: 12303A The Springs - Common Area

Comp #: 1304 Tile Roof - Repair

Quantity: Approx 2,720 Sq Ft

Location: Rooftop of the Gatehouse

Evaluation: The main roof area has flat, concrete tiles. No missing or damaged tiles observed. There is no expectancy to completely replace this roof. Tiles are expected to last indefinitely. The felt paper underlayment will eventually need replacing though. This component funds to remove the tiles, replace the underlayment, and reinstall the tiles.

Useful Life:
30 years

Remaining Life:
21 years



Best Case: \$6,800.00
\$2.50/Sq Ft; Estimate to repair roof

Worst Case: \$8,160.00
\$3.00/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Comp #: 1401 Recreation Building

Quantity: Building & Parking lot

Location: Center of community

Evaluation: The Green Valley Recreation (GVR) area is maintained by a separate entity from The Springs. The Springs is not directly responsible for maintenance of this facility or parking lot.

Useful Life:

Remaining Life:

Photo Not Available

Best Case:

Worst Case:

Cost Source:
