

HIGHLANDS AT OCEAN POINT CONDOMINIUMS - CAPITAL ASSESSMENT PLAN 2017														
FOR THE PURPOSE OF THIS ANALYSIS, WE HAVE ASSUMED THE AVERAGE AGE OF THE BUILDINGS TO BE 20 YEARS; Bldg 25 is 21; Bldg 24 is 20; Bldg 30 is 18; Bldg 29 is 17; Bldg 4 is 17														
Capital Plan and Budget Now								Option 1	Option 2	Option 3				
Annual Operating Budget - Op Ex Budgeting														
SITE SYSTEMS	Expected Useful Life (Years)	Qty	Cost per Unit	Total Cost	Qty	Cost per Unit	Total Cost	Category Previous	Category 1	Category 2	Category 3	Category 4	General Notes and Comments	
								Previously completed	This project will correct a safety issue, resolve an out of compliance situation, or by not doing creates a potential liability	This project is necessary to properly maintain the property, protect owner's property values	These projects lower operational costs for all, solve a problem, address consistent look of the property, and increase property values.	Projects must be done eventually, but not in this capital plan budget; must be budgeted for future years		
				DiPaula Contracting		BRG Pricing								
SURFACE														
Parking Lots - square feet	20			79,068		\$ 2.72	\$ 214,958			\$ 214,958			Resurface parking lots; maintain thereafter with sealcoating and striping every 5 years thereafter as part of OpEx	
Berms -LF				4,545		\$ 9.42	\$ 42,800			\$ 42,800			Asphalt curbing around all berms; does this include curbs at sidewalks?	
Sidewalks - square feet	20			8,440		\$ 7.64	\$ 64,500			\$ 64,500			Resurface sidewalks either now or within 5 years pending overall budget and needs assessment	
Dumpsters and Enclosures - Bldg 4 & 24	20			2			\$ 15,400				\$ 15,400		Investigate new enclosures with code locks	
Site Lighting to match existing - Bldg 4	15						\$ 8,250		\$ 8,250				Add at Bldg 4 which has none presently	
Landscape irrigation system	20												Irrigation system for HOP; Well and irrigation system for entire grounds are OPMT	
Build kiosk over Mail Station at Bldg 4							\$ 4,650			\$ 4,650			Relocate Mail Kiosk and pour new concrete pad and build new kiosk to match existing at other two locations	
Retaining Walls	20												Mostly landscape timbers and one poured concrete wall at Bldg25; maintenance as needed	
Landscaping	20												Allowance to maintain and upgrade as needed	
Site Lighting													Maintain existing as needed	
Mail Kiosks	20												Allowance to paint and repair mail sheds as needed	
Crack, Fill and Sealcoat	5	79,068											Periodic repairs every 5 years as needed: sealcoating and striping every 5 years as part of Op Ex Budget 2023, 2028	
Top or remove pine trees @ Unit 401 and Cherry Tree adjacent to Bldg 25 area	Bldg 4 / 24						\$ 1,000						Brushing up against the building 4 and needs to be trimmed or removed	
				SURFACE TOTAL COST ...			\$ 351,558	\$ -	\$ 8,250	\$ 322,258	\$ 20,050	\$ -		
SITE UTILITIES SYSTEMS														
Propane Storage Tanks	30												Kingston Propane owns and maintains; potential to own and lower costs	
Sanitary lines	60												Monitor and maintain	
Cold Water Lines	60												Monitor and maintain	
Electric	60												Monitor and maintain	
				SITE UTILITIES TOTAL COST ...		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
BUILDING MECHANICAL														
Building Fire Suppression	50												Fire sprinklers in each building; maintenance contract	
Building Propane Distribution	75												Annual testing and maintenance as needed	
				MECHANICAL TOTAL COST ...		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
BUILDING ELECTRICAL														
Building Wiring	99												Monitor and maintain	
Smoke/Fire Detection	20												Replace central fire alarm panels w/common area devices in each bldg except 29 and 30; TO BE CONFIRMED	
Sprinkler Heads - replace existing Gateways	20												Yankee Sprinkler to inspect all units and replace Gateway Heads only	
Signaling/Communication	20												Annunciator at some common entrances for fire alarm	
Intercom / Doorbell Upgrade	20												Evaluate each entrance and determine common plan	
Emergency Lights	10										\$ 2,025		Battery powered lighting fixtures in common areas; maintain and monitor - 2 years old	
				ELECTRICAL TOTAL COST ...		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,025	\$ -	
BUILDING ELEVATORS														
Cabs	10	4											Refurbishment as needed	
Machine room equipment	30	4											Hydraulic Pump motors; Upgrade at end of useful life; 1 bldg per year starting in 2024	
Shafts and Doorways	30	4											Maintain by full service contract	
Controllers	20	4											Maintain by full service contract	
				ELEVATORS TOTAL COST ...		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
STRUCTURE														
Foundation	50												Monitor and maintain	
Framing	50												Monitor and maintain	
Slab	50												Monitor and maintain	
				STRUCTURE TOTAL COST ...		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
BUILDING EXTERIOR														
Common Exterior Doors (21 total)	35	21	\$ 850	\$ 17,850	21	\$ 912	\$ 19,152				\$ 17,850		DiPaula - Install new door, new interior Colonial style wood trim, new exterior PVC 1x5 trim	
Exterior Unit Doors (10 total)	35	10	\$ 850	\$ 8,500	10	\$ 1,000	\$ 10,000				\$ 8,500		DiPaula - Install new door, new interior Colonial style wood trim, new exterior PVC 1x5 trim	
Service Doors (5 total)	35	5	\$ 850	\$ 4,250	5	\$ 1,000	\$ 5,000				\$ 4,250		DiPaula - Install new door, new interior Colonial style wood trim, new exterior PVC 1x5 trim	
Storm Doors	15	31	\$ 450	\$ 13,950	31	\$ 481	\$ 14,911		\$ 13,950				DiPaula - Harvey TRADITIONAL combination aluminum. 10 Years Warranty.	
Caulking around all windows and sliders	10								\$ 2,026				Maintain and replace caulk every 10 years	

