

WHITTIER PLACE RENOVATIONS

ITEM DESCRIPTION	ESTIMATES	STATUS	EST NET DUE
DRAIN SYSTEM PHASE 1 (COMPLETED 2009)			
Replace and upsize roof drain piping system in parking garage	\$51,000	Completed	
Snake domestic water & waste		Completed	
Replace clean out cover plates in garage	\$3,125	Completed	
Extend 5" gutter across balconies and reflash	\$3,090	Completed	
SUBTOTALS	\$57,215		\$0

DRAIN SYSTEM PHASE 2: REMOVE/REPLACE/ADD HEAT TAPE SYSTEM (IN PROCESS)			
Separate electrical for heat tape from elevator panel	\$13,500	In progress	\$13,500
Install 240v Raychem de-icing cable at roof drain piping in garage	\$8,625	90% paid	\$863
Install 240v Raychem de-icing cable at courtyard gutters & downspouts	\$34,500		\$34,500
Install 240v Raychem de-icing cable at north facing roof lines	\$4,600		\$4,600
Install 240v Raychem de-icing cable at old planter area drains	\$2,070	90% paid	\$207
Install 240v Raychem de-icing cable at domestic water/waste drains	\$8,625	90% paid	\$863
SUBTOTALS	\$71,920		\$54,532

DRAIN SYSTEM PHASE 3: WASTE DRAIN SYSTEM IN PARKING GARAGE (WILL COMPLETE IN 2010)			
Install insulation at roof drain & domestic piping in parking garage	\$13,000	Completed	
Clean sand/oil interceptor in parking garage	\$1,500		\$1,500
Clean under drains from sand/oil interceptor to southeast Pearl	\$850		\$850
Waterjet floor clean outs south to Pearl ditch	\$1,650		\$1,650
Waterjet roof stack clean outs south to Pearl ditch	\$1,650		\$1,650
SUBTOTALS	\$18,650		\$5,650

INSTALL NEW DECK COATING ON FIRST LEVEL (PLAN TO COMPLETE IN 2010)			
Install epoxy/aggregate coating to concrete deck on 1st level	\$115,720		\$115,720
Repair (2) heaving locations on deck at south stair entrances	\$2,000		\$2,000
Microwave/Radar investigation of concrete deck	\$500		\$500
Install custom galvanized steel post bases at timber columns	\$6,650		\$6,650
Replace deck cover plates at concrete deck	\$1,800		\$1,800
SUBTOTALS	\$126,670		\$126,670

BEAUTIFICATION/UPGRADES (LOW EXPENSE, DO SOME TO KEEP PLACE LOOKING NICE)			
Updating condo numbers	\$1,600		\$1,600
Planters/shrubs for main deck	\$3,000		\$3,000
Replace condo entrance lights/ Recessed	\$2,000		\$2,000
SUBTOTALS	\$6,600		\$6,600

MISCELLANEOUS REPAIRS			
Remove and replace damaged concrete ramp at northwest corner	\$750		\$750
Install metal guardrail throughout complex	\$50,750		\$50,750
Install additional 4x4 support posts at 2nd & 3rd floor guardrail runs	\$1,500		\$1,500
SUBTOTALS	\$53,000		\$53,000

COAT 2ND & 3RD FLOOR WALKWAYS (Rough estimate. Will get better estimates of walkway costs in 2010)			
Install PolyDeck 160 MR at 2nd & 3rd floor walkways	\$231,000		\$231,000
SUBTOTALS	\$231,000		\$231,000

TOTAL OF ABOVE

\$565,055

Completed and spent in 2009

\$87,603

Estimated additional capital expenditure needed

\$477,452

Reserves on 31-DEC-09 balance sheet

\$73,822

Need to keep \$50K in reserves for something unexpected

\$50,000

Reserves available for capital spending as of 31-DEC-09

\$23,822

Projected additions to capital reserves from current \$208/month dues

\$40-\$60K

Estimated capital available in 2010 without any special assessment

\$73,822

Estimated completion time without any special assessment

7-10 years

Amount that a \$1500/unit special assessment will bring in

\$121,500

Estimated capital available in 2010 with \$1500/unit special assessment

\$195,322