

System / Component	Year										Expected life	Remaining Life	Budget	
	1	2	3	4	5	6	7	8	9	10				
General Conditions														
1 Maintain structural soundness & safety of the porches	\$35,000											50	0	\$35,000
2 Create a bicycle in west side basement room	\$1,000											50	0	\$1,000
3 Build 4 storage rooms in west side basement room	\$3,000											50	0	\$3,000
4 Replace exterior floor drain in bike room	\$1,000											50	0	\$1,000
5 Clean & organize the basement	\$1,000													\$1,000
6 Replace steam vents	\$4,000											10	0	\$4,000
7 Clean and rod all of the catch basins	\$2,000		\$2,000		\$2,000		\$2,000		\$2,000					\$10,000
8 Remove & replace leaking nipple in 1442 basement tool room	\$500											50	0	\$500
9 Remove & replace gutter tape at all downspouts	\$2,000											5	0	\$2,000
10 Before replacing gutter tape, rod all downspouts	\$1,000													\$1,000
11 Remove ice boxes & brick over the openings on rear porches			\$8,000									50	2	\$8,000
12 Caulk-seal vinyl sided walls at rear porches			\$3,000									25	2	\$3,000
13 Remove and replace all basement access doors w/ new doors & locks	\$5,000											25	0	\$5,000
14 Implement master key system for buildings	\$3,500											25	0	\$3,500
15 Additional funds for storage locker locks and minor hasp repairs	\$500													\$500
16 Remove & replace boarded up windows with glass block		\$10,000										25	1	\$10,000
17 Add new storm doors at all rear doors throughout complex			\$8,000									25	2	\$8,000
Roofs														
1 Minor roof maintenance	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000			\$20,000
2 Replace Roof 1											\$20,000	20	9	\$20,000
3 Replace Roof 2											\$15,000	20	9	\$15,000
4 Replace Roof 3											\$15,000	20	9	\$15,000
5 Replace Roof 4											\$15,000	20	9	\$15,000
6 Replace flue liner at Roof 4 & rebuild its upper 5 feet	\$5,000											50	0	\$5,000
7 Rebuild chimney at Roof 4	\$7,000											50	0	\$7,000
8 Replace Roof 5											\$15,000	50	9	\$15,000
9 Replace Roof 6						\$25,000						20	5	\$25,000
Exterior Masonry														
1 Minor tuckpointing of the south, east & north walls			\$10,000											\$10,000
2 Grind out & professionally fill mortar joints at 6809-11 west side elevation							\$20,000					25	6	\$20,000
3 Replace entry concrete stoop and stairs at 6809-11							\$2,500					25	6	\$2,500
4 Tuckpoint masonry at 6805-07							\$20,000					25	6	\$20,000
5 Remove & replace front stoop & stairs at 6805-07							\$3,500					25	6	\$3,500
6 Tuckpoint exterior masonry walls at 1442-44							\$30,000					25	6	\$30,000
7 Replace lintels during tuckpointing at 1442-44							\$10,000					25	6	\$10,000
8 Tuckpointing at exterior masonry at 1438-40					\$20,000							25	4	\$20,000
9 Lintel replacement work at 1438-40					\$10,000							50	4	\$10,000
10 Replace concrete stairs & stoop at 1438-40			\$3,000									50	2	\$3,000
Interior Hallways														
1 Clean and paint vestibule area at 6809-11 North ***	\$500					\$500						5	0	\$1,000
2 Carpet and decorate hallways at 6809-11 North ***					\$7,000							10	4	\$7,000
3 Paint stair tower entry area at 6809-11 North ***					\$7,000							5	4	\$7,000
4 Clean and paint vestibule area at 6805-07 North ***	\$500					\$500						5	0	\$1,000
5 Carpet and decorate hallways at 6805-07 North ***					\$7,000							10	4	\$7,000
6 Paint stair tower entry area at 6805-07 North ***					\$7,000							5	4	\$7,000
7 Clean and paint vestibule area at 1442-44 West ***	\$500											5	0	\$500
8 Carpet and decorate hallways at 1442-44 West ***					\$7,000							10	4	\$7,000
9 Paint stair tower entry area at 1442-44 West ***					\$7,000							10	4	\$7,000
10 Clean and paint vestibule area at 1438-40 West ***	\$500					\$500						5	0	\$1,000
11 Carpet and decorate hallways at 1438-40 West ***					\$7,000							10	4	\$7,000
12 Paint stair tower entry area at 1438-40 West ***					\$7,000							10	4	\$7,000

	1	2	3	4	5	6	7	8	9	10	Expected life	Remaining Life	Budget
Exterior													
1 Trim parkway trees & remove vines at east wall of property		\$3,000											\$3,000
2 Remove existing epoxy, install membrane surface		\$10,000									10	1	\$10,000
3 Install larger patio floor drain		\$1,000									25	1	\$1,000
4 Rebuild entry stairs & sidewalk to 6809 condominiums						\$4,000					50	5	\$4,000
5 Prep, prime, paint rear wrought iron fence	\$700					\$700					5	0	\$1,400
6 Sand, scrape, prime, paint front parkway wrought iron fence			\$3,000					\$3,000			5	2	\$6,000
7 Paint wooden lattice which covers areas below porches	\$1,000					\$1,000					5	0	\$2,000
8 Clean, seal split face block at north wall of the boiler room	\$500								\$500		5	0	\$1,000
Interior													
1 Clean gangway room, rod sewer & add shelves	\$750										10	0	\$750
2 Clean up and repair small maintenance engineer room	\$500												\$500
3 Remove abandoned tempering tank			\$1,000										\$1,000
4 Remove abandoned boilers including asbestos abatement					\$30,000								\$30,000
5 Replace water heater										\$5,000	10	9	\$5,000
6 Replace both circulating pumps		\$1,000									5	1	\$1,000
7 Add approved support to steel beam in boiler room	\$500										50	0	\$500
8 Add combustion air to boiler room to keep natural gas burning	\$2,000										25	0	\$2,000
9 Tuckpoint masonry walls in boiler room			\$3,000								25	2	\$3,000
10 Clean and service back water valve	\$500												\$500
11 Service the valve yearly	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100			\$1,000
12 Replace plumbing risers in bathrooms for 1440-42			\$10,000								50	2	\$10,000
13 Equip basement areas with 3-way switches			\$1,000								10	2	\$1,000
14 Seal, drywall and patch holes in basement ceilings	\$1,000										10	0	\$1,000
15 Complete drywall repair & replacement in basement	\$500										10	0	\$500
TOTALS	\$83,550	\$27,100	\$54,100	\$2,100	\$120,100	\$34,300	\$90,100	\$5,100	\$4,600	\$87,100			\$508,150