Bay Court - 2017

Long Range Maintenance Plan - Draft Plan under review by Bay Court Board
Summary of Projects - Annualized

Item	Description	Base Date	Est cost	Basis for Est Cost	Anticpated Life	Target Replacement Year	Annualized Replacement Cost without Inflation factor
iteiii	Replace Roof shingles, flashing,	Dase Date	LSI COSI	Cost	Life	I Gai	illiation factor
Roof Shingles	drip edge - See project specs	2005	131,500	Actual -2005	20	2025	6,575
Facia Boards	Repair/replace as needed	2003	2,100	Sylvester	15	2018	140
Dryer vents	Replace ductwork	2006	8 400	In house estimate	30	2036	280
Gutters - Front	Front side of all bldgs - replace	2003		Actual	15	2018	198
Gutters - Rear	Rear side of all bldgs - Replace	2006		Proposed	15	2021	198
Paint	Enty trim and facia boards	2005		Actual	6	2017	1,000
Paint	All exterior surfaces	2005		Stapleton Painting	12	2017	4,833
Exterior siding	Repair and replace as needed	2004	2,000	Actual	7	2017	286
Grounds	Trees - Prune and Trim	2003	1,800	Actual	1	Annually	1,800
	Plant shrubs - 12	2006	1,200	Board	12	2018	100
Screens	Replace as needed - Individual Homeowner cost					0	Not Included
Parking Lot	Patch,seal, and mark parking lines	2015	18,000		5	2020	3,600
Parking Lot	Complete resurface (to be determined)	2006		Need More details	10	2016	Not Included
	Repair and replace as needed	2004		Actual	15	2019	175
Lower siding/sills	Inspect and clean annually		600	Actual	1	1	544
Strom water drainage system	The permit for this system is under review by State of Vt and EPA and future repair/improvement cost is not known at this time. Considering to borrow from Reserves and pay						
	back over 6 years.	2014	41,200	Actual	20	2034	2,060
Common Plumbing	Common shut offs, lines, etc	see notes					13,200
		Annualize	d Total Rese	rve Funds neede	ed >>>>	>>>>>>	34,990

Joe:Number needs adjustment due to premature failure of shingles

The above list of items and a Long Range Plan are under review by the Bay Court Board of Directors. The final plan has not been adopted and the items and numbers above are listed as a guide to understanding, creating, and funding a plan for the future.

Joe Hester Ingram - Bay Court Board member February 26, 2017

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Bay Court Condominium Association Reserve Funded Maintenance Plan - Proposed

Prepared by Joe Ingram - Secretary Major Projects for Common Areas

5/5/2016 - updated

UNDER REVIEW BY BOARD - SUBJECT TO CHANGE IN JUNE-JULY 2017

		Α	nnual Inflat	ion Factor for futu	re work	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
				Next Replaceme	nt Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Item	Description	Base Date	Cost at Base Date	Basis for Est Cost	Life										
	Replace Roof shingles, flashing, drip														
Roof Shingles	edge - See project specs	2005	131,500	Actual -2005	20									182,785	
Facia Boards	Repair/replace as needed	2003	2,100	Sylvester	15		2,415								ľ
	Dryer vents were replaced in 2008 and														ľ
Dryer vents	are now contained within the bounds of														
	each unit and will be the responsibility of														
	each home to maintain, repair or replace.	2008	15,000	Actual	30										
Gutters	Front side of all bldgs - replace	2003	2,975	Actual	15		4,314								
	Rear side of all bldgs - Replace	2006	2,975	Actual	15					4,314					
Paint	Enty trim and facia boards	2005	6,000		6	8,354						9,858			
Paint	All exterior surfaces	2005	58,000	Stapleton Painting	12	70,000									
Exterior siding	Repair and replace as needed	2004	2,000	Actual	6						3,286				
Grounds	Trees - Prune and Trim	2003	1,800		1	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914
	Plant shrubs - 12	2006	1,200	Board	12		1,632								
	Replace as needed - Individual														ľ
Screens	Homeowner cost														
Parking Lot	Patch,seal, and mark parking lines	2005	10,000	Actual	8						15,376				ĺ
Parking Lot	Minor patch,seal, and mark parking lines	2005	3,000	Actual	8	3,000									
Parking Lot	Complete resurface (to be determined)														
Gas meter enclosures	Repair and replace as needed	2004	1,800	Actual	15			2,610							
	The permit for this system is under review														
Strom water drainage	by State of Vt and future														
system	repair/improvement is not known at this														
•	time.	2015	41,200												
			·	Annua	l Totals	84,354	11,451	5,793	3,278	7,691	22,140	13,440	3,690	186,585	3,914
				Annual Totals by	/ Home	1,506	204	103	59	137	395	240	66	3,332	70

Homeowner Maintenance for [Limited] Common Area to be done as a group - See Annual Budget

(Numbers listed are for 56 homes working together)

Dryer vents	Inspect and clean terminals monthly	2016	840	est @ \$15 x 56
Bath vents	Inspect and clean annually	2016	2,800	est @ \$50 x 56
Decks	Inspect and clean annually	2016	4,200	est @ \$75 x 56