

Snowmass Mountain Condominums Reserve Study Analysis for 2020-2035

Item #	Description	Useful Life	Remaining Life	Last Done	Replacement Date	Cost per Repair or Replacement	2021	Notes	Total cost 2021-25	Total Cost 2026-30	Total Cost 2030-34
104	Carport roof	22	19	2016	2038	27,000		Roof replaced in 2016	-	-	-
105	Buildings Shingle Roofs	25	1	D in 1990, G in 1991, L in 1993, then D, G, L in 2006 (30 yr shingles). Remainder in 1995 (40 yr shingles)	2022	745,000	0	Evaluation in 4Q2017 showed 3-5 years of useful life for virtually all roofs, if short term repairs were made. Repairs made - replacement now scheduled for 2022. Replacement cost includes heat tape, gutters, corrective chimney work, etc., and includes 20% contingency. 2022 date consistent with 2018 Strategic Plan for Capital Investment. Roofs are being inspected again this year (2020) to confirm roofs will last till 2022. Need to consider whether to install solar panels in 2022 as part of this project.	745,000	-	-
120A	Building gutters - "old"	20	??	Unknown	2022	105,540	0	We will conduct spot repairs in the short term (operating budget) and replace all "old" gutters with the roofs (Entry 105). Cost same as 2015 reserve study - included in Roofing costs - Line 105	-	-	-
120B	Gutters - 2014-2015 installation	20	15	New gutters installed 2014-2015	2035	55,000	0	Cost based on 2014-2015 installation cost plus 10%. No intention to replace these "new" gutters when we do new roof	-	-	55,000
121A	Heat tape -replace "old"	7	??	Unknown	2022	30,000	0	Will coordinate full replacement with roof replacement cycle. Cost for 2022 included in roofing estimate (Entry 105)	-	30,000	-
121B	Heat tape - replace "new"	7	1	installed/ replaced in 2014-5	2022	35,000	0	Will coordinate full replacement with roof replacement cycle (Item 105). Cost for 2022 included in roofing estimate (Entry 105)	-	35,000	-
204-1	Building Paint (exterior) - including stucco inside car ports	10	1	done in 2011	2021	180,000	180,000	Originally deferred into 2019 - Board currently intends to defer further until 2021. Selective repairs/painting done in 2017. Cost based on 2015 contractor estimate. Timing consistent with 2018 Strategic Plan for Capital Investment. Will obtain an updated estimate this summer (2020)	180,000	-	180,000
301A	Building Siding and Trim - Replace	TBD	TBD	TBD	2028 (target date)	TBD	0	Potential replacement to be considered in 2026-2030 time period, in conjunction with window and door replacement (506A and 506B). Timing consistent with window/door replacement in 2018 Strategic Plan for Capital Investment. No estimate for cost - will require special assessment if the decision is to proceed.	-	-	-
403	Driveway Concrete - maintenance	50	41	installed in 2011	2061	TBD	0	Roadway will need complete renovation/replacement at some point, but this should be a long time in the future. Regular maintenance will be carried out as necessary on the roadway to maintain it in good condition.	-	-	-
501A	Amenity Building External Entrance Doors	25	0	Unknown	2020	5,000	5,000	Board cancelled 2016 plans to replace the doors since remodeling of the upper entranceway to Building A would involve relocating doors - cost linked to Amenity building remodel (Entry 1407A). Current Board plans are to develop a more modest plan to renovate the upper floor of the amenity building in 2019-20, and replace entry door(s) as part of this work. Execute in 2020-21 if feasible	5,000	-	-
501B	Condo Unit Entry Doors	25	9	Unknown	2029	90,000	0	All condo doors - sixty (60).	-	90,000	-

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501C	Mechanical Rooms, doors leading into storage areas and Trash Shed	25	9	Unknown	2029	25,000	0	Refers to doors in storage areas, work rooms and mechanical rooms - twenty five (25). Link to condo front door replacement plan (501B), currently planned for 2029	-	25,000	-
502	Trash shed garage door	20	11	replaced in 2011	2031	4,200	0		-	-	4,200
506A	Building Windows	25	2	4Q1997	2028 target	450,000	0	There are approximately 250 windows in the complex. Replacement cost based on approximate contractor estimate for all windows and doors of \$1,000,000. Based on feedback from Owners and 2018 Strategic Plan for Capital Investment, review of window and door conditions now proposed for 2025, and replacement projected for 2026-2030 timeframe. Need to consider whether to install tinted windows for some/all faces of the buildings as part of this project.	-	450,000	-
506B	Building Sliding Glass Doors	25	2	4Q1997	2028 target	550,000	0	See Entry 506A. There are approximately 130 sliding glass doors.	-	550,000	-
1008	Flagstone patio and walls - replacement	50	41	installed in 2011	2061	50,000	0	Replacement will most likely be based on aesthetic changes desired by homeowners in the future	-	-	-
604	metal building stairs - replacement	30	21	installed in 2011	2041	TBD	0	ARS Report indicated 30 year life. No replacement cost included.	-	-	-
606A	Reseal wood breezeway decks and tops of stringers on interior stairways both made from Ipay material	3	3	done in 2017 and 2020	2023	15,000	0	IPEY resealed in 4Q2017. Cost is just for resealing. Recommend reseal every three (3) years, with spot resealing as needed in between. All landings power-washed, and those needing further treatment were resealed with Penofin in 2020.	15,000	30,000	15,000
606B	Repaint all metal railing (includes a hand rail) on stairs down into units and in parking lot and wood sides on metal stairs and columns under stairs (all maroon color in 2015)	10	5	done in 2015	2021	60,000	60,000	2015 paint job was not particularly good. Repainted weathered areas in 2017. Full repainting postponed to 2019 as part of 2018 Strategic Plan for Capital Investment, in case we wish to change colors. Current Board intention is to repaint the railings at the time the siding is repainted (2021).	60,000	-	60,000
610B	Complete replacement of all concrete building stair treads	50	41	Installed in 2011	2061	TBD	0	Replacement will most likely be based on aesthetic changes desired by homeowners in the future	-	-	-
1001	Replace Ipay tops of hand rails and Ipay landing decks on stairways - both in stairways and in stairs going to units	50	41	installed in 2011	2061	TBD	0	Replacement will most likely be based on aesthetic changes desired by homeowners in the future	-	-	-
1003A	Replace metal building rails/handrails (stairwell) and black spindles in stairways - in unit stairs	50	41	installed in 2011	2061	TBD	0	Replacement will most likely be based on aesthetic changes desired by homeowners in the future	-	-	-

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1003B	Maintain metal building rails/handrails (stairwell) and black spindles in stairways - in unit stairs	7	0	installed in 2011	2023	2,000	0	These are the rolled-steel metal hand rails attached to the wood rails on the stairways; Need to monitor and will need to be treated periodically - every 5-7 years anticipated. There is no intention to paint these spindles, but to maintain their steel appearance. Will investigate further the best way of treating the spindles to preserve their appearance during 2019-20. Decided to leave as is - any treatment of them is likely to require regular future maintenance - Board decided in 2020 that this was not worth it. Reassess in 2023.		2,000	-
1003C	Replace metal fences/rails in parking lot and down stairs from parking lot into stairwell	50	41	installed in 2011	2061	TBD	0	This does not take into account repainting and maintaining	-	-	-
1006	Replace Pool perimeter fence	25	10	unknown	2030 target	N/A	0	Assume we will replace with new pool, at the point at which the pool fails (target date 2030). Existing fencing is not to current code and will need to be replaced as part of new pool installation. Cost is incorporated in to pool replacement cost (Item 1118).	-	-	-
1006A	Repaint pool perimeter fence	10	4	repainted 2014	2021	5,000	5,000	Repainting will be done at the same time as repainting of other railings in the property (606B)	5,000	-	5,000
607A	Individual Unit decks - replace wood deck	20	16	replaced in 2016	2036	100,000	0	Decks replaced in 2016 with composite deck boards	-	-	-
607C	Individual Unit decks - replace metal railings	50	41	Unknown	2061	TBD	0	Replacement will most likely be based on aesthetic changes desired by homeowners in the future	-	-	-
701	Building A gas boilers (two)	14	11	Replaced in 2017	2031	30,000	0	Boilers replaced in 2017, well ahead of their useful life expectancy. Pipes were clogged with sediment. Whole heating system was flushed to remove sediment and ensure that the new boilers last longer.	-	-	30,000
701A	Building B/C Boiler	14	2	2008	2022	15,000	0	Will continue to monitor performance and replace in 2022 if necessary	15,000	-	-
701B	Building D/E boiler	14	0	2005	2021	15,000	0	Annual boiler inspections have reported no problems to date - will continue to monitor annually and replace if needed in 2021	15,000	-	15,000
703	Replacement of water heaters						0	Cost estimated at \$7,500 per water heater with exception of 400 gallon heaters; ARS report says 10 year life, Lowe's says 15 - reserve study uses 13 yrs to be prudent.	-	-	-
703A	Building A	13	8	Replaced in 2015	2028	15,000	0	Two (2) water tanks for building A, fed from Boiler	-	15,000	-
703B	Building B/C	13	10	Replaced in 2017	2030	15,000	0	2 x gas water heater for B and C buildings. Previous boilers from 2002 and 2003. Both replaced in 2017	-	15,000	-
703C	Building D/E	13	9	Replaced in 2016	2029	15,000	0	2 x gas water heaters for D and E buildings. Previous boilers from 1998 and 2003. Both replaced in 2016	-	15,000	-
703D	Building F/G	13	7	replaced in 2014 (verified 2016)	2027	17,000	0	2 x electric water heaters for F and G buildings	-	17,000	-

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703E	Building H/I	13	12	replaced in 2019	2032	17,000	0	2 x electric water heaters for H and I buildings. As a result of problems with leaking heaters in 2017-8, this replacement was brought forward from 2020 to 2019.	-	-	17,000
703F	Building J and K	13	7	replaced in 2014 (verified 2016)	2027	25,500	0	3 x 400 gallon electric water heaters for J and K buildings	-	25,500	-
703G	Building L	13	7	replaced in 2014 (verified 2016)	2027	15,000	0	2 x 400 gallon electric water heaters for L building	-	15,000	-
702	Snowmelt boiler	20	11	installed in 2011	2031	62,000	0	Boiler assigned 20 year life - not used year round.	-	-	62,000
801	Stone sign/monument	50	41	new in 2011	2061	8,000	0	Replacement will most likely be based on aesthetic changes desired by homeowners in the future.	-	-	-
901A	Fire protection system - bldg J and L	25	13	Panel rebuilt in 2008	2033	12,000	0	ARS Report says three (3) panels in J and one in L , but 2016 inspection showed all but one are defunct. The one working unit in J was rebuilt in 2008 and covers buildings H-L	-	-	12,000
901B	Fire protection system - bldg D-E and Clubhouse A	25	17	new in 2012	2037	12,000	0	One working panel in Building A covers Buildings A, B and C. One working panel in D building covers D, E, F and G.	-	-	-
908	Electric door locks amenity bldg/new security system for amenity building	10	4	security system installed 2014	2024	5,000	0	Incorporates the security system which we have now. May need to be revamped/replaced with newer technology around 2024.	5,000	-	5,000
1007	Pool tie walls	20	14	replaced in 2014	2034	12,000	0	Wall between Bulding A foundations and pool area replaced with railroad ties which have a 20 year life normally (Building A foundations were examined and did not require any structural reinforcement, hence railroad ties were acceptable).	-	-	12,000
1102	hot tub resurface - tile replacement	20	9	unknown	2029	6,000	0		-	6,000	-
1102 /1104	pool/hot tub coping/stone/ tile replacement	30	16	Updated 2014	2036	5,000	0	Repairs made in 2014.	-	-	-
1105	pool heater replacement	12	0	served in 2014	2030 target	8,500	0	Current Boiler is reported to be in good working order, but we may have to replace before new pool installation. Will do minimum upkeep until the heater and/or pool fails - consistent with 2018 Strategic Plan for Capital Investment.	-	8,500	-
1111B	pool roller/cover and spa cover - replace	5	3	replaced in 2018	2023	3,000	0		3,000	3,000	3,000
1118	Pool replacement	N/A	N/A	some major repairs done in 2014 to delay replacement	2030 target	500,000	0	Cost to replace pool ~\$500K, based on 2014 Pool Project and allowing for contingency and inflation. Minimum investment in pool until point of failure, consistent with 2018 Strategic Plan for Capital Investment. 2030 selected as "point of failure" date for planning purposes - special assessment may be needed if the pool fails earlier.	-	500,000	-
1118A	Pool mechanical house replacement?	30	26	Renovated in 2016	2046	7,000	0	Likely to be replaced as part of pool replacement. Cost included in pool replacement cost.	-	-	-

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1118B	pool and Unit Deck patio furniture - replacement of fabric	7	7	New furniture in 2012 - fabric to be replaced as needed in 2020	2027	6,000	0	Replacement fabric for chairs and loungers purchased in 2018 - will be replaced as needed on pool and deck furniture as fabric fades/wears, starting in 2020	-	6,000	-
1118C	Deck Patio Furniture - replacement of metal frames	20	12	New furniture bought in 2012	2032	35,000	0	Complete replacement of furniture planned for 2032	-	-	35,000
1407A	Clubhouse remodel - Upper floor entry way, stairway down to pool and the office	20	0	About 1991	2020	20,000	30,000	Lower priority item based on 2018-9 Capital Strategic Plan. Board to consider lower cost upgrades in 2019-20, execute in 2020-21 if feasible.	30,000	-	-
1407B	Clubhouse remodel - the meeting room	20	0	About 1991	2024	40,000	0	Lower priority item based on 2018-9 Capital Strategic Plan. Board to consider lower cost upgrades as time permits. Date of 2024 assigned for planning purposes.	40,000	-	-
1413	Restroom amenity bldg remodel	20	14	done in 2014	2034	20,000	0	Most associations perform general remodel of restroom interior every 15-20 years.	-	-	20,000
1602	Exterior wall lights - in stairwells	20	19	done in 2019	2039	5,000	0	All stairway lights were replaced with LED lights in 2019, consistent with 2018 Strategic Plan for Capital Investment	-	-	-
1602A	Exterior wall lights - patios	20	19	Autumn 2019	2039	5,000	0	The patio/deck lights (60) were not changed during the wall project. All Unit Patio/deck lights to be replaced in Autumn 2019, consistent with 2018 Strategic Plan for Capital Investment.	-	-	-
1607	Exterior driveway lights bldg	50	41	done in 2011	2061	22,000	0	Lights on exterior of buildings on parking lot (11 fixtures).	-	-	-
1609	Exterior street lights	50	41	done in 2011	2061	10,000	0	Five (5) fixtures	-	-	-
1610	Carport lights	20	19	Autumn 2019	2039	2,000	0	Approximately twenty four (24) fixtures - very outdated/old. Replacement with LED lights brought forward to 2019 as part of 2018 Strategic Plan for Capital Investment. Lights to be "replaced as needed" after this.	-	-	-
1620	Replace Wood Burning Fireplace Flues	30	25	Fireboxes and flues replaced in 2015	2045	600,000	0		-	-	-
1640	Copper plumbing within walls of complex - some may have been replaced in remodels	??	??	Unknown	TBD	TBD	0	Not on ARS report but something that is a common element and the responsibility of the Association. There is no evidence that we have a problem at present. Board strategy is to manage repairs on an annual basis from the operating budget. If and when the frequency of repairs suggest that the plumbing system for a particular building needs to be repiped, this will be planned and costed and if necessary will be the subject of a special assessment.	-	-	-

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1650	Electrical wiring in the walls and electrical panels in units	??	??	Unknown	TBD	TBD	0	Uncertain about who is responsible and likely a joint cost if wiring needs to be replaced at some point. There is no evidence that we have a problem at present. Board strategy is to manage repairs on an annual basis from the operating budget. If and when the frequency of repairs suggest that the electrical system for a particular building needs to be rewired, this will be planned and costed and if necessary will be the subject of a special assessment.	-	-	-
1660	Baseboard heaters	??	??	Unknown	N/A	N/A	0	Baseboard heaters - both electric and water - are "within the unit" and are the responsibility of the owner	-	-	-
1680	Replacement of path between SMC and Upper level of SMC Property	20	18	New path installed in 2018	2038	10,000	0	This upper area is owned by SMC. The railroad ties were replaced by a natural gravel path in 2018.	-	-	-
						Totals:	280,000		1,118,000	1,838,000	530,200