

Client: 9999HR Sample High Rise

---

**Comp #:** 205 Concrete Pkg Surface - Repair

Quantity: Extensive Underground

Location: Adjacent parking facility

Evaluation: Parking is owned by another organization, of which this association has a share. Therefore not the primary maintenance responsibility of this association. Funded through monthly contributions to that other organization.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp #:** 301 TV Signal Equipment - Replace

Quantity: Dish and electronics

Location: Dish/receiver outside, electronics inside

Evaluation: Parking is owned by another organization, of which this association has a share. Therefore not the primary maintenance responsibility of this association. Funded through regular monthly contributions to that other organization.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

Client: 9999HR Sample High Rise

---

**Comp #:** 302 Generator - Replace

Quantity: (1) 410 kW Cummins

Location: P3 generator room

Evaluation: Unit currently has only 519.5 hrs of use. Run weekly, and serviced professionally every 6 mos. Under this work load, expect only minor service-related repairs, not total replacement.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp #:** 304 Light Fixtures - Replace

Quantity: Extensive fixtures

Location: Scattered locations throughout building

Evaluation: Lights are still attractive and in good functional condition. Expect very extended life from current fixtures.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

Client: 9999HR Sample High Rise

**Comp #: 305 Closed Circuit TV - Replace**

Quantity: (7) Monitor, (63) Camera

Location: South Tower security station

Evaluation: Generally functional, not all cameras & monitors working. Expect ongoing effort to repair components locally will keep system working indefinitely.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 306 Air Handlers - Replace**

Quantity: Numerous air handlers

Location: Scattered locations throughout building

Evaluation: Bearings and motors require continual repairs and service. Expect random failures, but not annually. Best to plan for more significant repair expenses at approximately this interval.

Useful Life:  
3 years

Remaining Life:  
2 years



Best Case: \$6,000.00

Worst Case: \$8,000.00

Lower estimate for periodic air handler repair expense

Higher labor and materials estimate

Cost Source: Research with Local Vendor/Contractor

Client: 9999HR Sample High Rise

---

**Comp #: 308 Trash Compactor - Replace**

Quantity: (2) Compackager

Location: P1 level, each tower

Evaluation: Fair, good functional condition, showing age. Serviced as required, cleaned as needed. No current problems.

Useful Life:  
10 years

Remaining Life:  
3 years



Best Case: \$10,000.00  
Lower estimate for major repairs to two units

Worst Case: \$18,000.00  
Higher estimate, replacement

Cost Source: ARI Cost Database

---

**Comp #: 309 Chillers - Replace**

Quantity: (2) Carrier 350 Ton

Location: Mechanical room

Evaluation: Good general operational condition. No problems at this time, just normal age. Good regular professional service.

Useful Life:  
25 years

Remaining Life:  
10 years



Best Case: \$200,000.00  
Lower estimate to replace two chillers (installed)

Worst Case: \$250,000.00  
Higher equipment or installation costs

Cost Source: Research with Local Vendor/Contractor

---

Client: 9999HR Sample High Rise

**Comp #: 309 Chillers -Retrofit**

Quantity: (2) Carrier 350 Ton

Location: Mechanical room

Evaluation: Units received their normal four year retrofit last year. Continued alternating use means no exceptional high duty cycles. Four year retrofit program has been very successful through association's history, expect to continue that successful pattern.

Useful Life:  
4 years

Remaining Life:  
3 years



Best Case: \$15,000.00

Lower estimate for labor and materials

Worst Case: \$25,000.00

Higher labor and materials estimate

Cost Source: Research with Local Vendor/Contractor

**Comp #: 310 Boilers - Refurbish**

Quantity: (2) ThermoPak 5.5MBTU

Location: Mechanical room

Evaluation: Both had major scheduled maintenance (retubed) last year. Boilers operate in an alternating manner. Expect very extended life with refurbishment every five years.

Useful Life:  
5 years

Remaining Life:  
4 years



Best Case: \$15,000.00

Lower estimate for retubing project, two boilers

Worst Case: \$20,000.00

Higher estimate, includes some addn'l. other projects

Cost Source: Research with Local Vendor/Contractor