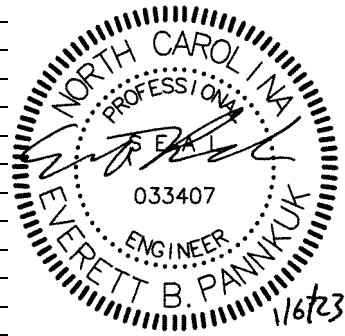
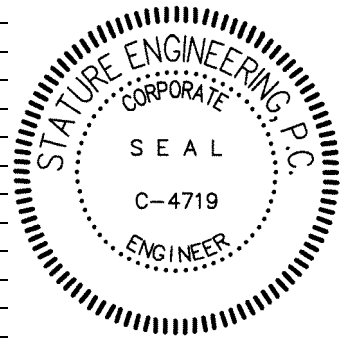


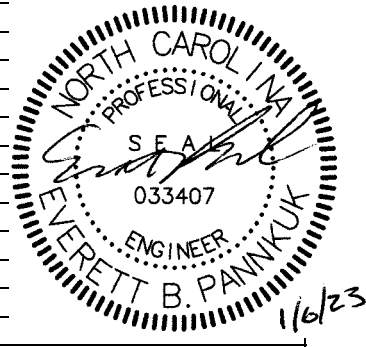
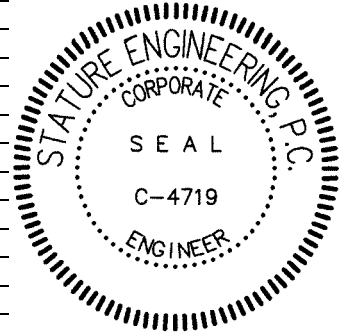
Shell Island - Reserve Study Engineer's Probable Cost of Maintenance

Equipment	Estimated Replacement Cost	Quantity	Unit	Year Installed	Anticipated Life	Replacement Year	Total	Annual Cost	Comments
Elevators									
North & South Elevators	\$ 300,000.00	2	EA	2012	20	2032	\$ 600,000.00	\$ 30,000.00	Next anticipated modernization
Freight Elevator	\$ 300,000.00	1	EA	2012	20	2032	\$ 300,000.00	\$ 15,000.00	Price for a smaller elevator company.
HVAC Systems									
Main Hallway roof	\$ 5,600.00	3	Ton	2017	10	2027	\$ 16,800.00	\$ 1,680.00	
Main Hallway air handler				2008	10	2018	\$ -	\$ -	
Little kitchen roof	\$ 5,600.00	2.5	Ton	2015	10	2025	\$ 14,000.00	\$ 1,400.00	
Little kitchen air handler				2016	10	2026	\$ -	\$ -	
Executive Office roof	\$ 5,600.00	5	Ton	2006	10	2016	\$ 28,000.00	\$ 2,800.00	
Executive Office air handler				2009	10	2019	\$ -	\$ -	
Soundview 1 (South)	\$ 5,600.00	3	Ton	2017	10	2027	\$ 16,800.00	\$ 1,680.00	
Soundview 2 (Center)	\$ 5,600.00	3	Ton	2021	10	2031	\$ 16,800.00	\$ 1,680.00	
Soundview 3 (North)	\$ 5,600.00	3	Ton	2017	10	2027	\$ 16,800.00	\$ 1,680.00	
Restaurant 1 roof	\$ 5,600.00	5	Ton	2016	10	2026	\$ 28,000.00	\$ 2,800.00	
Restaurant 1 roof	\$ 5,600.00	5	Ton	2016	10	2026	\$ 28,000.00	\$ 2,800.00	
Restaurant 1 air handler				2016	10	2026	\$ -	\$ -	
Oceanview 1 roof	\$ 5,600.00	3.5	Ton	2018	10	2028	\$ 19,600.00	\$ 1,960.00	
Oceanview 1 roof	\$ 5,600.00	3.5	Ton	2018	10	2028	\$ 19,600.00	\$ 1,960.00	
Oceanview 1 air handler				2018	10	2028	\$ -	\$ -	
Oceanview 15 ton	\$ 5,600.00	15	Ton	2014	10	2024	\$ 84,000.00	\$ 8,400.00	
Big kitchen roof	\$ 5,600.00	5	Ton	2009	10	2019	\$ 28,000.00	\$ 2,800.00	
Big kitchen air handler				2003	10	2013	\$ -	\$ -	
Laundry roof	\$ 5,600.00	3.5	Ton	2020	10	2030	\$ 19,600.00	\$ 1,960.00	
Laundry air handler				2016	10	2026	\$ -	\$ -	
Front desk office roof	\$ 5,600.00	2.5	Ton	2019	10	2029	\$ 14,000.00	\$ 1,400.00	
Front desk office air handler				2019	10	2029	\$ -	\$ -	
Lobby1	\$ 5,600.00	2	Ton	2018	10	2028	\$ 11,200.00	\$ 1,120.00	
Lobby2				2021	10	2031	\$ -	\$ -	
South elevator roof	\$ 5,600.00	3	Ton	2012	10	2022	\$ 16,800.00	\$ 1,680.00	
South elevator air handler				2012	10	2022	\$ -	\$ -	
North elevator roof	\$ 5,600.00	1	Ton	2018	10	2028	\$ 5,600.00	\$ 560.00	
North elevator air handler				2018	10	2028	\$ -	\$ -	
Laundry Room									
Washing Machines - Milnor	\$ 17,500.00	2	EA	2018	12	2030	\$ 35,000.00	\$ 2,916.67	
Dryers - Dexter	\$ 12,500.00	3	EA	2019	12	2031	\$ 37,500.00	\$ 3,125.00	
Generator	\$ 95,000.00	1	EA	2000	25	2025	\$ 95,000.00	\$ 3,800.00	
Fire Alarm System	\$ 45,000.00	1	LS	2019	20	2039	\$ 45,000.00	\$ 2,250.00	
Plumbing - Replace Shut off Valves	\$ 750.00	19	EA	1986	40	2026	\$ 14,250.00	\$ 356.25	
Booster Pump	\$ 45,000.00	1	EA	2023	25	2048	\$ 45,000.00	\$ 1,800.00	
Roof Systems - Modified Bitumen									
North Tower	\$ 45.00	6750	SF	2016	30	2046	\$ 303,750.00	\$ 10,125.00	



South Tower	\$ 45.00	7000	SF	2013	30	2043	\$ 315,000.00	\$ 10,500.00	
Freight Elevator	\$ 45.00	200	SF	2013	30	2043	\$ 9,000.00	\$ 300.00	
North Stair	\$ 45.00	250	SF	2013	30	2043	\$ 11,250.00	\$ 375.00	
South Stair	\$ 45.00	250	SF	2013	30	2043	\$ 11,250.00	\$ 375.00	Demo + new modified bitumen roof.
Middle Stair	\$ 45.00	250	SF	2013	30	2043	\$ 11,250.00	\$ 375.00	
Elevator	\$ 45.00	400	SF	2013	30	2043	\$ 18,000.00	\$ 600.00	
Lower Roof	\$ 45.00	6600	SF	2013	30	2043	\$ 297,000.00	\$ 9,900.00	
3rd Floor Equipment Roof	\$ 30,000.00	1	LS	2018	10	2028	\$ 30,000.00	\$ 3,000.00	Single ply membrane
Entrance	\$ 45.00	1250	SF	2013	30	2043	\$ 56,250.00	\$ 1,875.00	Demo + new modified bitumen roof.
Kitchen Equipment						0			
Exhaust Hood	\$ 15,000.00	2	EA	2008	15	2023	\$ 30,000.00	\$ 2,000.00	
Water Heater	\$ 7,500.00	2	EA	2022	15	2037	\$ 15,000.00	\$ 1,000.00	
Warmer	\$ 3,500.00	4	EA	2008	15	2023	\$ 14,000.00	\$ 933.33	
Grill	\$ 8,500.00	2	EA	2008	15	2023	\$ 17,000.00	\$ 1,133.33	
Ice Machine	\$ 6,000.00	3	EA	2022	15	2037	\$ 18,000.00	\$ 1,200.00	
Cooler	\$ 40,000.00	1	EA	2008	15	2023	\$ 40,000.00	\$ 2,666.67	
Drink Refrigerator	\$ 1,250.00	4	EA	2008	15	2023	\$ 5,000.00	\$ 333.33	
Under Bar Cooler	\$ 4,500.00	3	EA	2008	15	2023	\$ 13,500.00	\$ 900.00	
Pool Equipment	\$ 75,000.00	1	LS	2010	12	2022	\$ 75,000.00	\$ 6,250.00	
Pool Waterproofing / Plaster	\$ 25,000.00	1	LS	2019	7	2026	\$ 25,000.00	\$ 3,571.43	
General Annual Maintenance	\$ 50,000.00	1	LS	2022	1	2023	\$ 50,000.00	\$ 50,000.00	
Tower Concrete Repair	\$ 4,500.00	1	LS	2020	1	2021	\$ 4,500.00	\$ 4,500.00	
Breezeway Deck Coating	\$ 6.00	22560	SF	2018	7	2025	\$ 135,360.00	\$ 19,337.14	Recoat Only
Ocean Front Balcony	\$ 6.00	7200	SF	2018	7	2025	\$ 43,200.00	\$ 6,171.43	Recoat Only
Parking Garage Maintenance	\$ 2,500.00	1	LS	2016	1	2017	\$ 2,500.00	\$ 2,500.00	
Power Wash	\$ 7,500.00	1	LS	2022	1	2023	\$ 7,500.00	\$ 7,500.00	Annual
Striping	\$ 2,500.00	1	LS	2015	8	2023	\$ 2,500.00	\$ 312.50	
Exterior Elastomeric Paint	\$ 350,000.00	1	LS	2018	7	2025	\$ 350,000.00	\$ 50,000.00	
Hollow Metal Door Replacement	\$ 1,500.00	25	EA	2019	10	2029	\$ 37,500.00	\$ 3,750.00	
Asphalt Parking Lot - Reseal	\$ 3,500.00	1	LS	2015	5	2020	\$ 3,500.00	\$ 700.00	
Asphalt Parking Lot - Replace	\$ 65,000.00	1	LS	2000	20	2020	\$ 65,000.00	\$ 3,250.00	
Exterior Window Pane Replacement	\$ 1,150.00	236	EA	2019	7	2026	\$ 271,400.00	\$ 38,771.43	
Lobby Interiors	\$ 35,000.00	1	LS	2019	10	2029	\$ 35,000.00	\$ 3,500.00	
Parking Deck Replacement	\$ 8,500,000.00	1	LS	1986	40	2026	\$ 8,500,000.00	\$ 212,500.00	
Capital Improvement (Optional)	\$ 50,000.00	1	LS	2022	1	2023	\$ 50,000.00	\$ 50,000.00	

Estimated Annual Cost \$ 607,813.51



* Dates in yellow are approximate. We can update installation dates as additional information becomes available.

1/7/2023