

Special Assessment items

Replacement of sanitary lines \$107,540.00 (40 year certification)

All the sanitary lines located in the lobby level and lower parking garage are in bad shape and must be replaced in order to meet the 40 year certification. Several drains on the lobby level are currently leaking and has affected the surrounding concrete which will require repairs before each drain is replaced. If there is breakage in any of these lines, the amount of water with debris will cause not only physical damage, but also a health hazard.

Replacement of chill water valves \$19,775.00 (40 year certification)

These valves are located on the lobby parking lot and they allow the A/C technicians to shut down a single riser when repairs are needed in a unit instead of having to shut down the entire system. Right now because these valves are not operational, a technician must be hired to shut down and drain the entire A/C system so the work may be performed in the individual unit. Once the work is finished, the technician **must fill the entire system back up** and begin to remove air from the lines. The entire process usually takes about day, not to mention the inconvenience of not having A/C in the middle of summer. The cost for a technician which must be paid by the owner is around \$1,000 plus the cost of water. There is one particular valve located in the lobby ceiling that may require some demolition in order to have it replaced.

Tower fills \$31,290.00

The fills are sheets of plastic that act as a radiator and cool the water for the chillers. The fills must be replaced due to damage caused by years of exposure to the elements. Because of it, the system is not working as efficiently as it should and more water and electricity is being wasted in order to run the chillers. Each tower has two sides and the replacement for one side is already in the works.

Concrete restoration \$400,000.00 (40 year certification)

As most of you might be aware, there are many areas throughout the building in dire need of concrete restoration. The entire process is slow, inconvenient and costly. For that reason the Board made the decision to hire the labor in house in order to control cost. Please be prepared, as this project will take some time to complete.

Line of credit \$133,820.00

Unfortunately the line of credit had to be use for items such as paying bills, 40 year Engineer's study, replacement (of a section) of the condenser water lines.

A/C Automation \$30,000.00

The building is currently spending around \$275,000.00 in electricity per year which is consumed mostly by the A/C system during the summer months. By fully automating all A/C components, we will be able to significantly reduce consumption and lower the monthly electric bill. The automation will allow the system to self adjust for maximum efficiency at all times, by shutting down one chiller and running the other when there is lower demand throughout the building.

Electronic water condenser controller \$800.00

This devise is responsible for monitoring the algae content in the water for the A/C. The current system is analog which is inaccurate when measuring the condition of the water and leads to dumping large volumes of water for no reason. By changing to a digital system less water will be wasted.

Water intrusion \$150,000.00 (40 year certification)

There are several units throughout the building that suffer from water intrusion every time it rains. This is generally caused by lack of water proofing in areas around the windows and correcting this problem will not be an easy task. We basically have two ways of approaching this problem. **Long term solution**, replace all windows with impact resistant windows which eliminate the need for shutter; however, this option is very costly. **Short term solution**, hire a water proofing company that will seal every window, sliding door and concrete crack in the building

Permits \$ 20,319.00

A 3% per job cost was estimated for the permits needed, however, the cost may be higher.

Unable to collect \$58,947.00

Unfortunately because of the bad economy, the Association will not be able to collect the necessary funds from certain units because they are in foreclosure process.

Contingency \$178,709.00

Because of the age of the building, a 20% of the total assessment was added for any unexpected surprises while these projects are completed.

Nelson has rated from 1 to 8 the order of which we need to tackle these projects. Those not numbered are expenses related to each of the projects. There may be changes depending on the amount of monies' collected.

1	Replacement of sanitary lines
5	Replacement of chill water valves
2	Tower fills
4	Concrete restoration Year 1
7	Line of credit repayment
6	A/C Automation
8	Electronic condenser controller
3	Water intrusion
	Permits
	Unable to collect
	Contingency