

	Subtotal	Multi Per Unit
2021 Planning Exercise	\$ 219,120.00	\$ 3,423.75
Multi Improvements / Repairs	Cost	
Condo 1 (10 units)		
Replace deck railings to comply with national code. All back rails, front top.	35000	
Inspect all electrical in attic of carport		
Inspection of rear decks by structural engineer	500	
Carport roof repair, plywood underlayment (weather dependent)		
Trash room - Clean, seal floor, repaint, line bottom 4' of walls with marine plywood or sheet metal. Relocate hose bib.	120	
Post smoking etiquette signs, such as "no discarding of butts" under carport		
Clean dryer vents (regular fall program)		
Add doggy clean up station	50	
Remove any pellet grills	0	
Paint carport and building as needed		
Selective tree trimming or removal of trees and/or limbs against the building		
Community closet, have owners mark their property and clean out unclaimed junk		
Repaint badly painted dryer vents		
Install two guest parking signs		
Remove overgrown, end of life bushes and hews		
Replace dryer, range vents, air vents as needed		
Condo 2 (10 units)		
Inspect electrical in attic of carport		
Inspection of rear decks by structural engineer	500	
Cover sprinkler access inground control box		
Downspout needed in center rear of building		
Post smoking etiquette signs, no discarding of butts		
Paint / touch up trim in back of building		
Kill / remove invasive weeds / growth on right side retaining wall		
Replace 3 fire extinguisher cases that are rusted (or clean and repaint).		
Caps on retaining wall on left side rear of building		
Add doggy clean up station	50	
Replace dryer, range vents, air vents as needed		
Condo 3 (12 units)		
Inspection of rear decks by structural engineer	500	
Inspect all electrical in attic of carport		
New pier, uplift work	7500	
Manage water run-off between condo 3-4		
Retaining wall rework, between 3-4 gather input from contractors		
Clean dryer vents		
Paint as needed		

Rear trim paint	1000	
Selective tree trimming or removal of trees and/or limbs against the building		
Add downspout in rear on right side		
Post smoking etiquette signs, no discarding of butts		
Add permanent storage locker numbers on all storage units		
Leaves against building, check grading against building	0	
Remove overgrown, end of life bushes and hews		
Add doggy clean up station	50	
Paint siding to match by rear faucet		
Install retaining wall caps on right side of building In rear		
Replace dryer, range vents, air vents as needed		
Replace light fixtures with sealed can lights on carport		
Condo 4 (12 units)		
Replace deck railings to comply with national code. All back rails, front top.	41000	
Install new retaining walls, weed barrier, rerock	19500	
Inspection of rear decks by structural engineer	500	
Soffit and Fascia on rear and ends of building	4500	
Inspect all electrical in attic of carport		
Power wash building	900	
Paint / replace trim that is green	4000	
Post smoking etiquette signs, no discarding of butts		
Clean dryer vents		
Manage water run-off between condo 3-4		
Paint as needed		
Selective tree trimming or removal of trees and/or limbs against the building		
Remove overgrown, end of life (EOF) bushes and hews		
Add the number "4" on storage locker 434		
Replace 4" dryer vents and larger vents on rear of building		
Windows on left side of building have broken seals (Owner issue)		
Replace carport can lights		
Install pet station	50	
Condo 5 (12 units)		
Inspection of rear decks by structural engineer		
Install new piers replacing blocks		
Inspect all electrical in attic of carport		
Clean dryer vents		
Remove dead tree rear, left side		
Shore up electrical transformer box on right side		
Rock in area by meters		
Check sprinkler wiring, place in electrical box		
Clean and rake debris around base of AC's		
Clean tape off door of water softener room		
Selective tree trimming or removal	1600	
Paint / touch up as needed		
Repaint deck face boards		

NOTES

contractor. Need additional bids

maint team or electrician

engineer

maint team

maint team

maint team

contractor

Maint team or electrician

engineer

contractor

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maint team or elect

contractor

estimate

contractor estimate
contractor. Need additional bids
Contractor
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2021 Planning Exercise

COMMON	COST	UNITS
Paving	10000	150
Kitchen	10000	

Total / Per Unit	20000	\$ 133.33
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