

Attachment A - Park Place Building Preservation and Maintenance Strategy

CATEGORY	First Five-Year CIP Projection					Second Five-Year CIP					Beyond 10- years
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Balconies											
Elevators*1	\$ 613,884										
HVAC*2			\$ 346,061	\$ 9,650		\$ 242,244		\$ 38,708		\$375,742	
Curtainwall*3											\$ 696,000
Carpet*4		\$ 116,101									
Exterior Wall Siding											\$ 241,000
Interior Concrete Floor					\$ 27,703						
Water Heaters					\$ 4,676						
Exterior Doors					\$ 32,680				\$ 11,401		
Exterior Stairs						\$ 8,635					
Exterior Wall Caulking							\$ 9,270				
Interior Wall Painting							\$ 159,500				
Minor Plumbing Fixtures							\$ 7,614			\$1,650	
Roof							\$ 37,786		\$ 101,958		
Interior Ceiling								\$ 54,480			
Card Reader								\$ 35,351			
Exit Lighting Fixture										\$ 21,060	
Electrical										\$ 347,224	
Interior Floor Finish											\$ 25,900
<b>Totals by Year</b>	\$613,884	\$116,101	\$346,061	\$9,650	\$65,059	\$250,879	\$214,170	\$128,539	\$113,359	\$745,676	\$962,900
	Total 5-year: \$1,150,755					Total 5-year: \$1,452,623					

\*1 Reduced from original estimate of \$764,971 after receiving proposals and adding a 10% project reserve. Combines two projects initially slated for 2020 and 2023.

\*2 HVAC upgrade/replacement will be phased to enable time to accumulate adequate capital reserves for the projects and maximizing EWEB incentives and projected utility cost savings.

\*3 Windows and building exterior pushed out from first five years to 11 years to allow for the majority of HVAC upgrades to be phased in prior to windows per advice of consultants.

\*4 To be budgeted in operational expense and over multiple years, not yet determined.

To be budgeted as regular maintenance.