

Inventory and Reserve Study

Hollymead Community Association

November 10, 2006

Submitted by:

TEC Inc.
2496 Old Ivy Road, Suite 300
Charlottesville, VA 22903



Table of Contents

TRANSMITTAL LETTER	3
INTRODUCTION	4
COMPONENT INVENTORY, CONDITION AND ESTIMATES OF REPLACEMENT COST	4
1. Pool House.....	5
2. Swimming Pool.....	7
3. Wading Pool.....	9
4. Pool Pavilion	10
5. Pool Parking Lot and Fence	11
6. Entrance Sign	12
7. Paved Pathways (Sidewalks).....	13
8. Robin Lane Pond.....	14
9. Easy Lane Pond.....	15
10. Tinker's Cove Pond	17
11. Lake Hollymead	19
12. Playground and Fence	21
FLOW REQUIREMENTS – 20 YEAR ANALYSIS	22
Component Method Cash Flow Analysis	22
Current Replacement Value Percentage Analysis	22
DISCUSSION	22
APPENDIX A: FACILITY INVENTORIES	24

This page intentionally left blank.

TRANSMITTAL LETTER

November 10, 2006

Mr. Charlie Smith
Mr. Pete Chapman
Hollymead Community Association

Charlottesville, VA 22911

Reference: Inventory and Reserve Study

Dear Mr. Smith and Mr. Chapman:

Per the terms of our agreement dated July 31, 2006, we have completed our evaluation of facilities of the Hollymead Community Association in Charlottesville, VA.

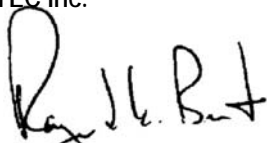
The following sections are included in this report

- Inventory of facilities
- Estimated Replacement Value
- Expected Cash Flow Requirements
- Listing of deficiencies noted and approximate cost of repair.

Please review the narrative and data in this study. We will provide revisions to this document if items have been improperly included or omitted or if you wish to suggest other modifications to the inventory items.

As per our agreement, TEC will attend one meeting with you to present a summary of our findings. In the meantime, should you have any questions please contact the undersigned at 434-295-4446 or via email at rkbest@tecinc.com.

Sincerely,
TEC Inc.



Raymond K. Best, P.E.
Principal

Enclosures

INTRODUCTION

The subject property consists of multiple facilities built between 1980 and 1999. Various improvements or upgrades have occurred both during and subsequent to that time period. The fieldwork for this study was conducted on 10 October 2006. The weather was sunny and the temperature was approximately 80 degrees Fahrenheit. The survey examined the following facilities owned by the Hollymead Community Association (HCA)

- Pool Grounds and House
- Parking Lot and White Fence
- Hollymead Sign
- Paved Pathways
- Three ponds and Lake Hollymead
- Playground and Fence.

TEC Inc. visually assessed the above facilities to ascertain the remaining useful life and replacement costs. We would like to acknowledge the assistance and input of Mr. Peter Chapman who was helpful in providing information as to the history on many facilities that are part of this analysis.

Partial plans provided by the HCA were developed by B. Aubrey Huffman & Associates, Ltd., Charlottesville, VA dated October 1994 and Raymond E. Gaines, Architect, Charlottesville, VA dated April 1995. This information was used as the basis for establishing quantities, where possible, which were supplemented by field measurement.

This study was conducted by Mr. Raymond K. Best, P.E. a principal of TEC Inc., who has more than 25 years of international experience in engineering. He holds a B.S. Degree from Washington and Lee University, a Masters of Engineering Degree from the Pennsylvania State University and is a registered Professional Engineer in Virginia, Pennsylvania, Florida, Arkansas, Texas, Oklahoma, and Hawaii.

Although TEC may discuss detailed engineering conditions, in addition to areas of legal concerns, in this completed report, it is not intended, nor does it warrant, conducting an engineering of the property or giving HCA any form of legal advice. TEC does not warrant that it will identify any or all of the property shortcomings, defects, or liabilities, either patent or latent in nature, known or unknown, which may cause harm or damage to HCA property or residents. It is assumed that HCA property is in compliance with all federal, state, and local laws, codes and regulations. TEC's reserve study products are not intended as, and should not be used as, insurance loss & risk assessment, documentation for existing or future litigation, market valuation of divided interests, or compliance with regulations such as the Americans With Disabilities Act (ADA), Safe Harbor Act, Forward-Looking Statements (Section 21E), etc.

COMPONENT INVENTORY, CONDITION AND ESTIMATES OF REPLACEMENT COST

A component inventory was established based upon information provided by the HCA and upon quantities derived from field measurement or quantity takeoffs from engineering drawings that have been made available. The condition of the components was ascertained from the site visit and a visual inspection of each component by the assessor. The life expectancy and value of components are provided based in part on these observations and the replacement value has been derived from this data.

The component inventory is categorized in accordance with ASTM Unifomat II Classification for Building Elements (E 1557-97).

A replacement reserve analysis depends upon estimates of total useful life, life remaining and replacement cost. TEC has based our estimates upon engineering judgment, various recognized industry standards, RS Means annual construction cost estimating data and our experience with comparable facilities. HCA's actual costs in replacing equipment or facilities may differ significantly from projections in this analysis due to any number of items beyond TEC Inc. control such as market and pricing conditions, regulatory changes, maintenance and repair practices and inflation to name but a few.

1. POOL HOUSE

ORIGINAL LIFE(YRS)	CHRONOLOGICAL AGE (YRS)	EFFECTIVE AGE (YRS)	USEFUL LIFE (YRS)
25	10	10	20

Facility Inventory

Please see detailed inventory in Appendix A.

Annual Replacement Reserve Recommendations

Capital Replacement Reserve :	\$ 5,246
Maintenance/Repair Reserve:	\$ 6,354
Total Annual Replacement Reserve:	\$ 11,580
Assumptions:	5 years worth of similar annual capital replacement reserve accruals already in place. Component Method.



Facility Exterior / Envelop

The pool house was constructed in 1996 and is 10 years old. The facility is in good shape although the vinyl siding is starting to show it's age. Maintenance requirements have been minimal with only power washing of the siding occurring on a semi regular basis. Windows and doors fit tightly and seals appear to be in good condition. Latches, locks and hardware are all functional. It is recommended that an IR camera be used to assess the facility for the presence of moisture and mold, just to insure the continued good condition of the facility.

Facility Foundation

No obvious problems or deterioration were noted.

Facility Roof

Roof was in very good shape and did not exhibit significant deterioration. Gutters were relatively free of debris and downspouts directing flow of rainwater away from the building. Flashing and penetration seals seemed to be in good shape with no repairs noted.

Facility Interior

The interior of the facility was showing some signs of wear and tear and is in need of paint and small repairs. These are noted in the deficiency section below. The pool equipment room pump trench is in need of a small sump pump to prevent the collection of standing water from pump repairs and minor leakage. Interior walls had some damage from equipment movement and door swings due to lack of door stops. Both ceiling and floors were in good condition.

Electrical Systems

The building has a 200 amp main breaker panel that supplies power to the building. The electrical systems were in good shape and with only a minor deficiency noted. GFI were present in wet areas. Lighting and switches worked. Maintenance/cleaning of lighting globes and covers are required.

Heating Ventilating and Air Conditioning Systems

Heating is by means electric base board heaters. This equipment requires cleaning and servicing to ensure continued functionality. The toilet areas each have an exhaust fan which were in operating condition, but also require cleaning. These later items are approaching the end of their useful life. Replacement of both fans is recommended upon failure of either system.

Plumbing Systems

Water closets, urinals, lavatories and sinks all were in functioning and good condition. No leakage was noted on any item. The building hot water is supplied by a 10 gallon 1650W electric hot water heater. This unit is 10 years old and is probably due for replacement which is recommended upon failure.

Site and Utilities

Site utilities (water, sanitary, electric and telephone) all appeared to be in good order. There was a concrete sidewalk constructed in 1996 to access the back gate of the swimming pool from the parking area. Some issues with site drainage were noted and are detailed in the deficiencies section of this report.

Deficiencies Noted

Problem: Violation of National Electrical Code, storage of equipment and materials in vicinity of main electrical panel.

Solution: Keep area clear in vicinity of this panel for safety and maintenance reasons.



Problem: Swimming pool pump sump pit collecting water

Solution: Install small submersible sump pump with outflow directed to sanitary sewer system.

Problem: Damage to dry wall in toilettes and life guard storage room due to swinging doors.

Solution: Repair and paint drywall. Install door stops to prevent future damage.



Problem: Pool chain link fence missing galvanized steel rail.

Solution: Repair fence rail.

Problem: Drinking fountain drain pipe broken.

Solution: Replace piping.



2. SWIMMING POOL

ORIGINAL LIFE (YRS)	CHRONOLOGICAL AGE (YRS)	EFFECTIVE AGE (YRS)	USEFUL LIFE (YRS)
25	10	10	20

Facility Inventory

Please see detailed inventory in Appendix A.

Annual Replacement Reserve Recommendations

Capital Replacement Reserve :	\$ 13,697
Maintenance/Repair Reserve:	\$ 7,975
Total Annual Replacement Reserve:	\$ 21,673
Assumptions:	5 years worth of similar annual capital replacement reserve accruals already in place. Component Method.



Facility Exterior / Envelop

The pool was constructed in 1996 and is 10 years old. The facility is in good shape with no cracking, leakage or missing tiles noted. Pool concrete paving is in very good shape. The pool diving boards and lifeguard chairs need minor maintenance. The pool light poles also require painting. It was noted that the pool high rate filter is reported to be not functioning. It was also reported that the 10 HP pool circulation pump required replacement during the past year. These systems should be examined and repaired as may be necessary before the beginning of next summer's pool season.

Facility Foundation

No obvious problems or deterioration was noted.

Electrical Systems

The pool pump has a 60 amp main breaker panel that powers to 10 HP pump. The electrical systems were in good shape. Maintenance/cleaning of pole lighting globes and covers are required. Replacement of the pole lighting bulbs can be anticipated in the near term.

Deficiencies Noted

Problem: Standing water in drainage swales and a clogged storm water inlet. Standing water and very moist soil conditions can lead to mosquitoes. With incidence of West Nile virus, this can be a health hazard as well as a nuisance to swimmers and other pool users.

Solution: Properly slope drainage swale to affect rapid drainage and eliminate standing water in vicinity of pool property. Clean storm inlet and associated piping.

Problem: Large sand filter is in questionable working order. Reported to be not in use during past summer's pool season.

Solution: Initiate contract with a pool company to troubleshoot and repair pool pump and associated equipment as necessary.

Problem: Pool light poles are rusting and paint is chipping. This will eventually effect pole structural integrity as well as decrease life of steel poles.

Solution: Remove old paint, prime and repaint.

Problem: Life Guard Chairs rusting at base

Solution: Remove old paint, prime and repaint.

Problem: Diving board bases are showing rust.

Solution: Remove old paint, prime and repaint.

3. WADING POOL

ORIGINAL LIFE (YRS)	CHRONOLOGICAL AGE (YRS)	EFFECTIVE AGE (YRS)	USEFUL LIFE (YRS)
25	10	10	20

Facility Inventory

Please see detailed inventory in Appendix A.

Annual Replacement Reserve Recommendations

Capital Replacement Reserve :	\$ 467
Maintenance/Repair Reserve:	\$ 445
Total Annual Replacement Reserve:	\$ 912
Assumptions:	5 years worth of similar annual capital replacement reserve accruals already in place. Component Method.



Facility Exterior / Envelop

This pool was also constructed in 1996 and is 10 years old. The facility is in good shape with no cracking, leakage or missing tiles noted. Pool concrete paving is in very good shape. The fence surrounding the wading pool is in good repair.

Facility Foundation

No obvious problems or deterioration was noted.

Electrical Systems

The pool pump has a 30 amp main breaker panel that supplies power to a 1 HP pump. The electrical systems appeared to be in good shape.

Deficiencies Noted

No Deficiencies Noted

4. POOL PAVILION

ORIGINAL LIFE (YRS)	CHRONOLOGICAL AGE (YRS)	EFFECTIVE AGE (YRS)	USEFUL LIFE (YRS)
25	3	0	25

Facility Inventory

Please see detailed inventory in Appendix A.

Annual Replacement Reserve Recommendations

Capital Replacement Reserve :	\$ 1,155
Maintenance/Repair Reserve:	\$872
Total Annual Replacement Reserve:	\$2,027
Assumptions:	0 years worth of similar annual capital replacement reserve accruals already in place. Component Method.



Facility Exterior / Envelop

The pool pavilion was constructed in 2003 and is 3 years old. The facility is in good shape.

Facility Foundation

No obvious problems or deterioration was noted.

Facility Roof

Roof was in excellent shape. Gutters were free of debris and downspouts directing flow of rainwater away from the building.

Facility Interior

Both ceiling and floors were in good condition. Cracking is occurring due to a lack of expansion joints placed in the concrete slabs. This is not a critical item, rather a workmanship issue, at present.

Electrical Systems

The building has 4 ceiling fans with integrated lights installed in 2005. Incandescent lights and outdoor receptacle boxes were noted. Lighting and switches worked.

Deficiencies Noted

Problem: Concrete slabs are cracking due to lack of expansion joints.

Solution: Cut concrete and install expansion joints and repair cracks.



5. POOL PARKING LOT AND FENCE

ORIGINAL LIFE (YRS)	CHRONOLOGICAL AGE (YRS)	EFFECTIVE AGE (YRS)	USEFUL LIFE (YRS)
25	26	15	10

Facility Inventory

Please see detailed inventory in Appendix A.

Annual Replacement Reserve Recommendations

Capital Replacement Reserve :	\$ 2,219
Maintenance/Repair Reserve:	\$ 2,296
Total Annual Replacement Reserve:	\$ 4,515
Assumptions:	0 years worth of similar annual capital replacement reserve accruals already in place. Component Method.



Site and Utilities

The fence and parking lot were constructed in 1980. The parking area appears to be at least partially covered with a layer of asphalt with gravel placed on top. The parking area is planned for resurfacing in 2010. The fence appears to have been painted regularly, the last time being in 2006.

Deficiencies Noted

No Deficiencies Noted

6. ENTRANCE SIGN

ORIGINAL LIFE(YRS)	CHRONOLOGICAL AGE (YRS)	EFFECTIVE AGE (YRS)	USEFUL LIFE (YRS)
25	16	5	25

Facility Inventory

Please see detailed inventory in Appendix A.

Annual Replacement Reserve Recommendations

Capital Replacement Reserve :	\$ 238
Maintenance/Repair Reserve:	\$ 293
Total Annual Replacement Reserve:	\$ 531
Assumptions:	0 years worth of similar annual capital replacement reserve accruals already in place. Component Method.



Site and Utilities

The sign was constructed in 1990. It is regularly maintained and in excellent condition. The spot lights and associated electrical wiring were replaced in 2005 and are in nearly new condition.

Deficiencies Noted

No Deficiencies Noted

7. PAVED PATHWAYS (SIDEWALKS)

ORIGINAL LIFE (YRS)	CHRONOLOGICAL AGE (YRS)	EFFECTIVE AGE (YRS)	USEFUL LIFE (YRS)
15	16	1	14

Facility Inventory

Please see detailed inventory in Appendix A.

Annual Replacement Reserve Recommendations

Capital Replacement Reserve :	\$ 5,280
Maintenance/Repair Reserve:	\$ 0
Total Annual Replacement Reserve:	\$ 5,280
Assumptions:	0 years worth of similar annual capital replacement reserve accruals already in place. Component Method.



Site and Utilities

The paved pathways were constructed in 1990. Pathways are asphalt with the exception of those in the vicinity of the Hollymead School. Repairs, some expansion and resurfacing work were performed in 2005 bringing all walkways up to a very good condition.

Deficiencies Noted

No Deficiencies Noted

8. ROBIN LANE POND

ORIGINAL LIFE (YRS)	CHRONOLOGICAL AGE (YRS)	EFFECTIVE AGE (YRS)	USEFUL LIFE (YRS)
50+	26	20	50

Facility Inventory

Please see detailed inventory in Appendix A.

Annual Replacement Reserve Recommendations

Capital Replacement Reserve :	\$ 0
Maintenance/Repair Reserve:	\$ 4,804
Total Annual Replacement Reserve:	\$ 4,804
Assumptions:	0 years worth of similar annual capital replacement reserve accruals already in place. Component Method.



Site and Utilities

The storm water pond was constructed in 1980. It was dredged in 2003 (approximate reported cost \$60,000) and is reported to be approximately 16' in depth at the base of the dam (deepest point). It was reported to have been silted to a depth of about 6' before it was cleaned out. Based on reported truck loads and cost, we have calculated an average silt depth of 3.0' over the 1.0 acre surface area of the pond.

There is a concrete outlet structure approximately 8' in diameter and an emergency overflow channel. No clogging of significance was noted after recent extremely heavy rains.

There is significant foliage, large trees and brush, growing on the downstream dam face. This should be removed as the roots have the possibility of weakening the dam creating early failure.

This annual replacement reserve calculation does not anticipate replacement of the dam structure. With proper maintenance and dredging, the dam should last indefinitely. Dredging of the pond is anticipated on a 25 year cycle.

Deficiencies Noted

Problem: Bushes and large trees are growing on downstream side of pond dam face. Roots from these large trees will eventually weaken dam requiring major repairs or possible failure.

Solution: Remove trees and bushes. Replant dam face with grasses requiring low maintenance and bush hog 2-3 times yearly to prevent return growth of trees.

Problem: Overflow structure regularly clogs.

Solution: Clean inlet and pipes and establish a regular cleaning schedule to prevent unnecessary use of emergency overflow, erosion and potential dam failure.

9. EASY LANE POND

ORIGINAL LIFE(YRS)	CHRONOLOGICAL AGE (YRS)	EFFECTIVE AGE (YRS)	USEFUL LIFE (YRS)
50+	26	20	50

Facility Inventory

Please see detailed inventory in Appendix A.

Annual Replacement Reserve Recommendations

Capital Replacement Reserve :	\$ 0
Maintenance/Repair Reserve:	\$ 4,738
Total Annual Replacement Reserve:	\$ 4,739
Assumptions:	0 years worth of similar annual capital replacement reserve accruals already in place. Component Method.



Site and Utilities

The storm water pond was constructed in 1980 and is reported to be slightly larger than the Robin Lane Pond. It has not been dredged since initial construction. It is reported to have a depth similar to the Robin Lane Pond, approximately 16' at the base of the dam. Current water depth is estimated at 8' and the pond is in need of dredging.

There should be an existing outlet structure of some type; however the assessor was unable to locate one due to high water depth. It appeared the water had been flowing over the emergency overflow channel during the recent heavy rains.

There is significant foliage, large trees and brush growing, on the downstream dam face. This should be removed as the roots have the possibility of weakening the dam creating early failure.

Storm water ponds, by their definition and design, will accumulate silt and lose their ability to store storm water at the design levels over time. Estimates as to the cost and frequency of dredging a pond is dependent on many variables that can not be quantified in such a limited study. Generally, ponds should be dredged when they are approximately one third full of silt. In the absence of detailed depth information, assumed depths were used for the purposes of this study. We based forecast dredging costs upon the Robin Lane pond costs in 2003 to come up with a cost per cubic yard. An average silt depth of 3' over the surface area of the pond is assumed.

It is recommended that the HCA 1) remove accumulated debris and vegetation growing in the ponds, 2) survey the pond to establish a current profile of the bottom of the pond. This should be performed on a five year interval so that a local sedimentation rate is established and thus, a required frequency for dredging determined. Finally, to ensure minimal problems in dredge disposal, it is recommended that the sediment be periodically sample for the presence of common contaminants.

This annual replacement reserve calculation does not anticipate replacement of the dam structure. With proper maintenance and dredging, the dam should last indefinitely. Dredging of the pond is anticipated on a 25 year cycle.

Deficiencies Noted

Problem: Bushes and large trees are growing on downstream side of the pond dam face. Roots from these large trees will eventually weaken the dam requiring major repairs or possible failure.

Solution: Remove trees and bushes. Replant dam face with grasses requiring low maintenance and bush hog 2-3 times yearly to prevent return growth of trees.



Problem: It appears that the overflow structure regularly clogs.

Solution: Clean inlet and pipes and establish a regular cleaning schedule to prevent unnecessary use of emergency overflow, erosion and potential dam failure.

Problem: Bushes and trees may be growing around entrance to dam overflow piping.

Solution: Clear brush and trees from piping. Maintain with regular cutting and grounds maintenance.

10. TINKER'S COVE POND

ORIGINAL LIFE(YRS)	CHRONOLOGICAL AGE (YRS)	EFFECTIVE AGE (YRS)	USEFUL LIFE (YRS)
50+	26	20	50

Facility Inventory

Please see detailed inventory in Appendix A.

Annual Replacement Reserve Recommendations

Capital Replacement Reserve :	\$ 0
Maintenance/Repair Reserve:	\$ 3,544
Total Annual Replacement Reserve:	\$3,544
Assumptions:	0 years worth of similar annual capital replacement reserve accruals already in place. Component Method.



Site and Utilities

The storm water pond was constructed in 1980. It has not been dredged since initial construction. It is reported to have a depth of approximately 10' at the base of the dam. Current water depth is estimated at 3' and the pond is in need of dredging.

There is an existing concrete outlet structure of some type that was clearly clogged with debris. Emergency overflow piping is also provided by two 18" diameter pipes that have significant tree and plant growth around them. It appeared the water had been flowing through these emergency overflow pipes during the recent heavy rains.

There is significant foliage, large trees and brush growing on the downstream dam face. This should be removed as the roots have the possibility of weakening the dam creating early failure. Also, there was a lot of plant growth right up to the edge of the pond. This will lead to erosion and loss of effectiveness of the pond and should be cleared for some distance back from the high water elevation.

We based forecast costs upon the recent dredging costs of the Robin Lane pond in 2003 to come up with a cost per cubic yard. An average silt depth of 3' over the surface area of the pond is assumed.

This annual replacement reserve calculation does not anticipate replacement of the dam structure. With proper maintenance and dredging, the dam should last indefinitely. Dredging of the pond is anticipated on a 25 year cycle.

Please also refer to the sedimentation and dredging discussion for the Easy Lane Pond.

Deficiencies Noted

Problem: Bushes and large trees are growing on downstream side of pond dam face. Roots from these large trees will eventually weaken the dam requiring major repairs or possible failure.

Solution: Remove trees and bushes. Replant dam face with grasses requiring low maintenance and bush hog 2-3 times yearly to prevent return growth of trees.



Problem: It appears that the overflow structure regularly clogs.

Solution: Clean inlet and pipes and establish a regular cleaning schedule to prevent unnecessary use of emergency overflow, erosion and potential dam failure.

Problem: Bushes and trees may be growing around entrance to dam overflow piping.

Solution: Clear brush and trees from piping. Maintain with regular cutting and grounds maintenance.



11. LAKE HOLLYMEAD

ORIGINAL LIFE(YRS)	CHRONOLOGICAL AGE (YRS)	EFFECTIVE AGE (YRS)	USEFUL LIFE (YRS)
50+	26	20	50

Facility Inventory

Please see detailed inventory in Appendix A.

Annual Replacement Reserve Recommendations

Capital Replacement Reserve :	\$ 0
Maintenance/Repair Reserve:	\$ 13,033
Total Annual Replacement Reserve:	\$ 13,033
Assumptions:	0 years worth of similar annual capital replacement reserve accruals already in place. Component Method.



Site and Utilities

Lake Hollymead was constructed in 1980. It has not been dredged since initial construction and it is reported to be only 3'-4' in depth due to sedimentation. Estimated original depth of the lake is 50' at the base of the dam. This would indicate a real sedimentation problem that needs to be addressed soon.

There is an existing concrete outlet structure of that was not clogged with debris and was reported to be newly renovated (2005) to decrease clogging problems.

There was no significant foliage, large trees and brush growing on the downstream dam face.

TEC understands that Lake Hollymead is a "shared-use" facility and that the dredging cost will not be the sole responsibility of the HCA. The Forest Lakes 2006 Replacement Reserve Report estimates 12,900 cubic yards of dredging with a cost of \$25.00 per cubic yard and total cost of \$ 322,500 for this effort. One can assume, as the Hollymead Community Association is the other user of the lake, that this reserve study should consider a similar cost.

Using the dredging experience and pricing of the Robin Lane Pond can not be directly applied to Lake Hollymead as it is approximately 17 times larger. However, using this as a basis, there is a predicted total dredging cost of \$ 1,300,000, which if split with Forest Lakes means a potential obligation of \$ 650,000.

As there is discussion of the County of Albemarle taking over the lake to use as a regional storm water facility and as there is some discussion as to at least a portion of the lake's sediment being caused by recent construction activities outside both Hollymead and Forest Lakes, this study recommends using a replacement value identical to the Forest Lakes Replacement Reserve Inventory value for the present. We highly recommend that a survey of Lake Hollymead, similar to that found in the discussion of the Easy Lane Pond, be performed to better quantify this cost.

This annual replacement reserve calculation does not anticipate replacement of the dam structure. With proper maintenance and dredging, the dam should last indefinitely. Dredging of the pond is anticipated on a 25 year cycle.

Please also refer to the sedimentation and dredging discussion for the Easy Lane Pond.

Deficiencies Noted

Problem: It is reported that a large amount of sediment is present in the lake.

Solution: Sediment should be dredged as soon as possible to restore effectiveness of the pond as a storm water control and recreation facility.

12. PLAYGROUND AND FENCE

ORIGINAL LIFE(YRS)	CHRONOLOGICAL AGE (YRS)	EFFECTIVE AGE (YRS)	USEFUL LIFE (YRS)
25	5	10	20

Facility Inventory

Please see detailed inventory in Appendix A.

Annual Replacement Reserve Recommendations

Capital Replacement Reserve :	\$ 653
Maintenance/Repair Reserve:	\$ 847
Total Annual Replacement Reserve:	\$ 1,500
Assumptions:	2 years worth of similar annual capital replacement reserve accruals already in place. Component Method.



Site and Utilities

The playground was constructed in 2001. The playground fence was constructed in 1980 with portions of it being replaced in 2004. The playground equipment appeared to be in good repair with the protective surface of wood chips. The plastic retaining border also appeared to be in good condition.

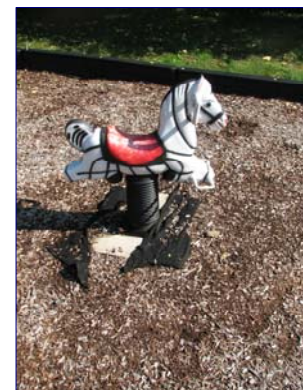
The 1980 era fence section is in poor condition with failure of several posts. It is slated for replacement in 2007.

The installation and maintenance of protective surfacing under and around all equipment is crucial and TEC assumed that this is a normal maintenance item by the HCA. We recommend reviewing the "Handbook for Public Playground Safety". This can be downloaded at <http://www.cpsc.gov/CPSCPUB/PUBS/325.pdf>.

Deficiencies Noted

Problem: Rocking horse play implement requires rubber padding over concrete base.

Solution: Install rubber padding.



FLOW REQUIREMENTS – 20 YEAR ANALYSIS

There are several methods in which one can calculate replacement reserve requirements. These include 1) component method and 2) percentage of current replacement value. Both are considered here as part of this analysis.

COMPONENT METHOD CASH FLOW ANALYSIS

Recommended reserve cash flow requirements calculated via the component method are found in the table on the following page.

CURRENT REPLACEMENT VALUE PERCENTAGE ANALYSIS

The percentage of current replacement value commonly used as a rule of thumb by industry, the US military and the US government generally ranges somewhere between 2% for minimally maintained facilities to 5% for well maintained facilities. Based on the current replacement value of the HCA facilities detailed in the table to the right, we can calculate a replacement reserve requirement using this data.

Generally one finds that the Component Method of calculating a recommended reserve value generally yields a higher, and thus more conservative, value. It is recommended that the HCA should review the selected value annually so that it will be based on recent contributions and expenditures. We recommend that this reserve study be updated every three years.

DISCUSSION

When one analyzes the cash flow requirements, over the next 3 years, clearly the recommended annual replacement reserve using either method is not adequate unless the Hollymead Community Association has a sizable current replacement reserve. There are three large events driving the "deficit"; the dredging of the Easy Lane Pond, Tinker's Cove Pond and Lake Hollymead. These major expenses can be deferred for several years, but must be anticipated as expenditures at some time in the not too distant future.

Facility	Current Replacement Value (\$)
Pool House	131,143.00
Swimming Pool	342,427.00
Wading Pool	11,675.00
Pool Pavilion	28,879.00
Pool Parking & Fence	55,473.00
Entrance Sign	5,956.00
Paved Pathways	79,207.00
Robin Lane Pond	41,295.00
Easy Lane Pond	29,879.00
Tinker Cove Pond	25,919.00
Lake Hollymead	557,570.00
Playground & Fence	16,306.00
Total CRV	\$1,325,729.00
Annual Replacement Reserve @ 2%	\$26,515.00
Annual Replacement Reserve @ 5%	\$66,286.00
Recommended Annual Replacement Reserve	\$66,286.00

Hollymead Community Association
Charlottesville, VA

Cash Flow Requirements - 20 Year Analysis*

Facility	1 2007	2 2008	3 2009	4 2010	5 2011	6 2012	7 2013	8 2014	9 2015	10 2016	11 2017	12 2018	13 2019	14 2020	15 2021	16 2022	17 2023	18 2024	19 2025	20 2026	
Pool House	\$ 4,059	\$ 9,165	\$ 5,935	\$ 3,831	\$ 3,643	\$ 6,696	\$ 2,103	\$ 3,685	\$ 3,944	\$ 30,547	\$ 3,761	\$ 3,685	\$ 2,470	\$ 9,241	\$ 3,263	\$ 3,786	\$ 2,103	\$ 10,497	\$ 2,103	\$ 10,276	
Swimming Pool	\$ 4,305	\$ 4,305	\$ 4,305	\$ 4,305	\$ 4,305	\$ 4,305	\$ 4,305	\$ 4,305	\$ 4,305	\$ 13,570	\$ 4,305	\$ 4,305	\$ 4,305	\$ 4,305	\$ 65,359	\$ 4,305	\$ 4,305	\$ 4,305	\$ 4,305	\$ 4,305	
Wading Pool	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 5,638	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	
Pool Pavllion	\$ 440	\$ 440	\$ 440	\$ 440	\$ 440	\$ 440	\$ 1,659	\$ 440	\$ 440	\$ 440	\$ 440	\$ 440	\$ 440	\$ 440	\$ 440	\$ 440	\$ 4,425	\$ 440	\$ 440	\$ 440	
Pool Parking & Fence	\$ -	\$ 9,132	\$ -	\$ -	\$ -	\$ -	\$ 5,876	\$ -	\$ -	\$ 6,511	\$ -	\$ 9,132	\$ -	\$ -	\$ -	\$ -	\$ 5,876	\$ -	\$ -	\$ 2,080	
Entrance Sign	\$ 269	\$ -	\$ -	\$ -	\$ 1,080	\$ -	\$ -	\$ -	\$ 500	\$ 1,080	\$ 269	\$ -	\$ -	\$ -	\$ 1,080	\$ -	\$ -	\$ -	\$ -	\$ 500	
Paved Pathways	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,206	\$ -	\$ -	\$ -	\$ -	\$ -	
Robin Lane Pond	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	
Easy Lane Pond	\$ 1,544	\$ 81,404	\$ 1,544	\$ 1,544	\$ 1,544	\$ 1,544	\$ 1,544	\$ 1,544	\$ 1,544	\$ 1,544	\$ 1,544	\$ 1,544	\$ 1,544	\$ 1,544	\$ 1,544	\$ 1,544	\$ 1,544	\$ 1,544	\$ 1,544	\$ 1,544	
Tinker's Cove Pond	\$ 54,744	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	
Lake Hollymead	\$ 6,033	\$ 6,033	\$ 328,533	\$ 6,033	\$ 6,033	\$ 6,033	\$ 6,033	\$ 6,033	\$ 6,033	\$ 6,033	\$ 6,033	\$ 6,033	\$ 6,033	\$ 6,033	\$ 6,033	\$ 6,033	\$ 6,033	\$ 6,033	\$ 6,033	\$ 6,033	
Playground & Fence	\$ 3,663	\$ 301	\$ 300	\$ 300	\$ 300	\$ 3,035	\$ 300	\$ 300	\$ 300	\$ 300	\$ 7,255	\$ 300	\$ 300	\$ 300	\$ 10,573	\$ 300	\$ 2,035	\$ 300	\$ 300	\$ 1,300	
Continency	15%	\$ 11,561	\$ 17,131	\$ 51,673	\$ 2,982	\$ 3,116	\$ 3,822	\$ 3,787	\$ 2,960	\$ 3,074	\$ 9,518	\$ 4,055	\$ 4,330	\$ 2,778	\$ 3,794	\$ 26,468	\$ 2,975	\$ 4,462	\$ 3,982	\$ 2,798	\$ 4,573
Component Method																					
Annual Replacement Reserve - 2006 \$	\$ 74,140	\$ 59,648	\$ 2,453	\$ (319,562)	\$ (268,282)	\$ (218,027)	\$ (173,187)	\$ (128,078)	\$ (76,630)	\$ (26,054)	\$ (24,882)	\$ 18,172	\$ 59,119	\$ 111,964	\$ 157,023	\$ 28,247	\$ 79,580	\$ 119,512	\$ 163,127	\$ 215,819	
Forecast Cash Expense - 2006 \$	\$ 88,631	\$ 131,335	\$ 396,154	\$ 22,859	\$ 23,885	\$ 29,299	\$ 29,031	\$ 22,691	\$ 23,564	\$ 72,967	\$ 31,086	\$ 33,193	\$ 21,294	\$ 29,081	\$ 202,915	\$ 22,807	\$ 34,207	\$ 30,525	\$ 21,447	\$ 35,055	
Reserve Requirement (Repair/Replace) - 2006 \$	\$ (14,492)	\$ (71,687)	\$ (393,702)	\$ (342,421)	\$ (292,167)	\$ (247,326)	\$ (202,218)	\$ (150,769)	\$ (100,194)	\$ (99,021)	\$ (55,968)	\$ (15,021)	\$ 37,825	\$ 82,883	\$ (45,893)	\$ 5,440	\$ 45,373	\$ 88,987	\$ 141,680	\$ 180,764	
Assumed Rate of Inflation	3%																				
Interest on Investment	5%																				
Annual Replacement Reserve	\$ 74,140	\$ 61,148	\$ (1,470)	\$ (353,620)	\$ (319,660)	\$ (285,111)	\$ (254,690)	\$ (222,457)	\$ (181,757)	\$ (139,965)	\$ (149,514)	\$ (114,245)	\$ (79,492)	\$ (30,133)	\$ 13,273	\$ (129,152)	\$ (83,911)	\$ (48,738)	\$ (7,824)	\$ 44,953	
Forecast Expense	\$ 88,631	\$ 135,275	\$ 408,039	\$ 23,545	\$ 24,602	\$ 30,178	\$ 29,902	\$ 23,372	\$ 24,271	\$ 75,156	\$ 32,019	\$ 34,189	\$ 21,933	\$ 29,953	\$ 209,002	\$ 23,491	\$ 35,233	\$ 31,441	\$ 22,090	\$ 36,107	
Reserve Requirement (Repair/Replace)	\$ (14,492)	\$ (74,127)	\$ (409,509)	\$ (377,165)	\$ (344,261)	\$ (315,289)	\$ (284,591)	\$ (245,829)	\$ (206,028)	\$ (215,121)	\$ (181,532)	\$ (148,434)	\$ (101,425)	\$ (60,086)	\$ (195,729)	\$ (152,643)	\$ (119,145)	\$ (80,179)	\$ (29,915)	\$ 8,847	
CRV Percentage Method																					
Annual Replacement Reserve - 2006 \$	\$ 66,286	\$ 51,795	\$ (5,401)	\$ (327,416)	\$ (276,135)	\$ (225,881)	\$ (181,040)	\$ (135,932)	\$ (84,483)	\$ (33,908)	\$ (32,735)	\$ 10,319	\$ 51,265	\$ 104,111	\$ 149,169	\$ 20,394	\$ 71,726	\$ 111,659	\$ 155,273	\$ 207,966	
Forecast Cash Expense - 2006 \$	\$ 88,631	\$ 131,335	\$ 396,154	\$ 22,859	\$ 23,885	\$ 29,299	\$ 29,031	\$ 22,691	\$ 23,564	\$ 72,967	\$ 31,086	\$ 33,193	\$ 21,294	\$ 29,081	\$ 202,915	\$ 22,807	\$ 34,207	\$ 30,525	\$ 21,447	\$ 35,055	
Reserve Requirement (Repair/Replace) - 2006 \$	\$ (22,345)	\$ (79,541)	\$ (401,555)	\$ (350,275)	\$ (300,020)	\$ (255,180)	\$ (210,071)	\$ (158,623)	\$ (108,047)	\$ (106,875)	\$ (63,821)	\$ (22,875)	\$ 29,971	\$ 75,030	\$ (53,746)	\$ (2,414)	\$ 37,519	\$ 81,134	\$ 133,826	\$ 172,911	
Assumed Rate of Inflation	3%																				
Interest on Investment	5%																				
Annual Replacement Reserve	\$ 66,286	\$ 44,812	\$ (28,700)	\$ (392,289)	\$ (370,340)	\$ (348,402)	\$ (331,223)	\$ (312,896)	\$ (286,795)	\$ (260,333)	\$ (285,977)	\$ (267,610)	\$ (250,603)	\$ (219,876)	\$ (196,035)	\$ (359,003)	\$ (335,333)	\$ (322,809)	\$ (305,676)	\$ (277,869)	
Forecast Expense	\$ 88,631	\$ 135,275	\$ 408,039	\$ 23,545	\$ 24,602	\$ 30,178	\$ 29,902	\$ 23,372	\$ 24,271	\$ 75,156	\$ 32,019	\$ 34,189	\$ 21,933	\$ 29,953	\$ 209,002	\$ 23,491	\$ 35,233	\$ 31,441	\$ 22,090	\$ 36,107	
Reserve Requirement (Repair/Replace)	\$ (22,345)	\$ (90,463)	\$ (436,738)	\$ (415,834)	\$ (394,941)	\$ (378,580)	\$ (361,125)	\$ (336,267)	\$ (311,066)	\$ (335,489)	\$ (317,996)	\$ (301,799)	\$ (272,535)	\$ (249,830)	\$ (405,038)	\$ (382,495)	\$ (370,567)	\$ (354,250)	\$ (327,767)	\$ (313,975)	
Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	

*Does not account for application of current reserve requirement balances

APPENDIX A: FACILITY INVENTORIES

UNIFORMAT Code	Item Description	Typ Life (Yrs)	Actual Age (Yrs)	Life Remain (Yrs)	Qty	Unit	Unit Replacement Cost (\$)	Total Replacement Cost (\$)
A1010	Foundation – Concrete	75	10	65	214	SF	4.60	985.00
B1010	Floor Construction – Concrete	25	10	65	1040	SF	15.10	15709.00
B1020	Roof Construction – Wood Joist	40	10	20	1520	SF	2.44	3709.00
B2010	Exterior Walls – Wood Frame w/Siding	35	10	20	1600	SF	1.94	3096.00
B2020	Exterior Windows	50	10	20	6	EA	417.50	2505.00
B2030	Exterior Door - Rolling	35	10	20	1	EA	3296.00	3296.00
B2030	Exterior Doors	40	10	20	7	EA	1198.50	8390.00
B3010	Roof Coverings – Asphalt Shingle	25	10	20	1520	SF	2.94	4462.00
C1010	Interior Partitions - Toilet	20	10	20	5	EA	819.00	4095.00
C1010	Interior Partitions – Wood Frame / Drywall	75	10	20	1024	SF	8.38	8582.00
C1020	Interior Doors	40	10	30	1	EA	375.00	375.00
C1020	Interior Doors - Toilet	25	10	20	3	EA	330.00	990.00
C1030	Ceiling Drywall	40	10	20	1040	SF	4.20	4368.00
C3010	Wall Finishes - Paint	5	10	20	2624	SF	0.61	1591.00
C3020	Floor Finishes - Tile	50	10	20	300	SF	14.40	4320.00
C3020	Floor Finishes - VCT	18	10	20	284	SF	6.48	1842.00
C3030	Ceiling Finishes - Paint	10	10	20	1040	SF	0.75	780.00
D2010	Plumbing Fixtures - Toilet	35	10	20	4	EA	729.99	2920.00
D2010	Plumbing Fixtures - Sink	40	10	20	4	EA	567.40	2270.00
D2010	Plumbing Fixtures - Urinal	35	10	20	1	EA	889.21	890.00
D2010	Plumbing Fixtures - Drinking Fountain	10	10	0	1	EA	1069.00	1069.00
D2010	Plumbing Fixtures - Water Heater	10	10	0	1	EA	988.70	989.00
D2020	Domestic Water Dist	25	10	20	120	LF	28.10	3372.00
D2020	Water Service Line 2"	25	10	20	160	LF	32.80	5248.00
D2030	Sanitary Waste Dist	25	10	20	60	LF	52.55	3153.00
D2030	Sewer Lateral 4"	25	10	20	120	LF	77.25	9270.00
D3020	Heat Generating Sys - Baseboard Electric	20	10	20	5	EA	220.00	1100.00
D3030	Cooling Gen Sys	10	10	20	2	EA	300.00	600.00
D5010	Electrical Distribution	50	10	20	1000	LF	1.12	1124.00
D5010	Electrical Distribution - Service	50	10	20	300	LF	2.38	715.00
D5010	Electrical Outlet/Switch	20	10	20	22	EA	56.45	1242.00
D5010	Electrical Panel	25	10	20	1	EA	1500.00	1500.00
D5020	Lighting - Pool House	20	10	20	17	EA	190.65	3242.00
D5020	Lighting - Swimming Pool - Pole Lights	20	10	20	3	EA	2500.00	7500.00
D5020	Lighting & Branch Wire	25	10	20	300	LF	1.12	337.00
D5030	Communication	25	10	20	1	EA	1000.00	1000.00
F1010	Asphalt Paving - Sidewalk	15	10	20	46	LF	11.39	524.00
F1010	Concrete Sidewalk	25	10	20	89	LF	27.57	2454.00
F1010	Concrete Steps	75	10	20	60	SF	74.15	4449.00
F1010	Fencing – 4'	25	10	20	105	LF	7.30	767.00
F1010	Fencing – 6'	25	10	20	491	LF	11.10	5451.00
F1010	Fencing Gate – 4'	25	10	20	2	EA	201.00	402.00
F1010	Fencing Gate – 6'	25	10	20	2	EA	230.00	460.00
Facility	Pool House	25	10	20	1040	SF	126.10	131143.00

UNIFORMAT Code	Item Description	Typ Life (Yrs)	Actual Age (Yrs)	Life Remain (Yrs)	Qty	Unit	Unit Replacement Cost (\$)	Total Replacement Cost (\$)
D2010	Pool Filter - Sand - High Rate 60" Diameter	25	10	20	1	EA	incl Pool	
D2010	Pool Hypochlorite Dispenser	25	10	20	1	EA	incl Pool	
D2010	Pool Pump - 10 HP	25	10	20	1	EA	incl Pool	
D2010	Pool Pump Strainer	25	10	20	1	EA	incl Pool	
D2010	Pool Valves	10	10	20	6	EA	incl Pool	
D2040	Trench Drain Pipe - PVC 6"	25	10	20	120	LF	77.25	9270.00
D2090	Filtered Water Return Pipe - 4"	25	10	20	250	LF	incl Pool	
D2090	Main Suction Pipe - 4"	25	10	20	250	LF	incl Pool	
D2090	Skimmer Suction Pipe - 6"	25	10	20	250	LF	incl Pool	
D2090	Vacuum Cleaning Pipe - 2"	25	10	20	250	LF	incl Pool	
D5010	Electrical Panel - 10 HP Pump Motor 60 Amp	25	10	20	1	EA	incl Pool	
D5020	Lighting - Underwater Pool	25	10	20	7	EA	1375.00	9625.00
D5020	Lighting - Wiring	25	10	20	1500	LF	1.12	1685.00
F1010	Concrete Pool Deck	75	10	20	8827	SF	4.60	40639.00
F1010	Diving Boards	25	10	20	2	EA	2550.00	5100.00
F1010	Life Guard Chairs	25	10	20	3	EA	1200.00	3600.00
F1010	Pool Ladders	25	10	20	3	EA	815.00	2445.00
F1010	Pool Steps	25	10	20	2	EA	incl Pool	
F1010	Swimming Pool - 76,375 gal	25	10	20	4305	S SF	62.50	269063.00
F1010	Trench Drain	25	10	20	1	EA	1000.00	1000.00
Facility	Swimming Pool - 76,375 gal	25	10	20	1	EA		342427.00

UNIFORMAT Code	Item Description	Typ Life (Yrs)	Actual Age (Yrs)	Life Remain (Yrs)	Qty	Unit	Unit Replacement Cost (\$)	Total Replacement Cost (\$)
D 2010	Pool Filter - Sand - High Rate 20 gpm/sf	25	10	20	1	EA	incl Pool	
D2010	Pool Hypochlorite Dispenser	25	10	20	1	EA	incl Pool	
D2010	Pool Pump - 1 HP	25	10	20	1	EA	incl Pool	
D2010	Pool Pump Strainer	25	10	20	1	EA	incl Pool	
D2010	Pool Valves	25	10	20	5	EA	incl Pool	
D2090	Filtered Water Return Pipe - 2"	25	10	20	90	LF	incl Pool	
D2090	Main Suction Pipe - 2"	25	10	20	90	LF	incl Pool	
D2090	Skimmer Suction Pipe - 2"	25	10	20	90	LF	incl Pool	
D5010	Electrical Panel - 1 HP Pump Motor - 30 Amp	25	10	20	1	EA	incl Pool	
F1010	Concrete Pool Deck	25	10	20	1200	SF	4.60	5525.00
F1010	Wading Pool - 10'x15'	25	10	20	150	S SF	41.00	6150.00
Facility	Wading Pool - 10'x15'	25	10	20	1	EA		11675.00

UNIFORMAT Code	Item Description	Typ Life (Yrs)	Actual Age (Yrs)	Life Remain (Yrs)	Qty	Unit	Unit Replacement Cost (\$)	Total Replacement Cost (\$)
A1010	Foundation – Concrete	75	3	25	128	LF	4.60	590.00
B1010	Floor Construction – Concrete	75	3	25	1200	SF	15.10	18125.00
B1020	Roof Construction – Wood Joist	50	3	25	1400	SF	2.44	3416.00
B3010	Roof Coverings – Asphalt Shingle	25	3	25	1400	SF	2.94	4110.00
D5010	Electrical Distribution	25	3	25	200	LF	1.12	225.00
D5010	Electrical Outlet	25	3	25	5	EA	56.45	283.00
D5010	Electrical Panel	25	3	25	1	EA	500.00	500.00
D5020	Lighting	20	3	25	5	EA	125.30	627.00
D5020	Lighting - Ceiling Fan	20	3	25	4	EA	250.60	1003.00
Facility	Pool Pavillion	25	3	25	1040	SF	27.77	28879.00

UNIFORMAT Code	Item Description	Typ Life (Yrs)	Actual Age (Yrs)	Life Remain (Yrs)	Qty	Unit	Unit Replacement Cost (\$)	Total Replacement Cost (\$)
F1010	Asphalt Paving 53'x310'	25	26	5	16430	SF	2.98	48962.00
F1010	Fencing - 4' - 3 Board Wood Fence	25	26	5	416	LF	15.65	6511.00
Facility	Pool Parking	25	26	10	1040	SF		55473.00

UNIFORMAT Code	Item Description	Typ Life (Yrs)	Actual Age (Yrs)	Life Remain (Yrs)	Qty	Unit	Unit Replacement Cost (\$)	Total Replacement Cost (\$)
D5010	Electrical Distribution	25	16	10	50	LF	1.12	56.00
D5010	Electrical Panel	10	16	10	1	EA	500.00	500.00
D5020	Electrical Lights	10	26	10	2	EA	300.00	600.00
F1010	Sign, Wood - 4' H x 12' L	20	16	20	48	SF	100.00	4800.00
Facility	Entrance Sign	25	16	5	1040	SF		5956.00

UNIFORMAT Code	Item Description	Typ Life (Yrs)	Actual Age (Yrs)	Life Remain (Yrs)	Qty	Unit	Unit Replacement Cost (\$)	Total Replacement Cost (\$)
F1010	Asphalt Paving 4'x6'954'	15	16	15	6954	LF	11.39	79207.00
Facility	Paved Pathways	15	15	14	6954	LF		79207.00

UNIFORMAT Code	Item Description	Typ Life (Yrs)	Actual Age (Yrs)	Life Remain (Yrs)	Qty	Unit	Unit Replacement Cost (\$)	Total Replacement Cost (\$)
F1010	Pond Dam Structure	50	26	20	12000	CY	1.99	23850.00
F1010	Outfall Inlet Structure	40	26	20	1	EA	12945.00	12945.00
F1010	Outfall Piping - 24"	40	26	20	200	LF	22.50	4500.00
F1010	Pond	50	26	20	1.0	AC		
Facility	Robin Lane Pond	50	26	20	1	EA		41295.00

UNIFORMAT Code	Item Description	Typ Life (Yrs)	Actual Age (Yrs)	Life Remain (Yrs)	Qty	Unit	Unit Replacement Cost (\$)	Total Replacement Cost (\$)
F1010	Pond Dam Structure	50	26	20	8444	CY	1.99	16784.00
F1010	Outfall Inlet Structure	40	26	20	1	EA	8595.00	8595.00
F1010	Outfall Piping - 24"	40	26	20	200	LF	22.50	4500.00
F1010	Pond	50	26	20	1.1	AC		
Facility	Easy Lane Pond	50	26	20	1	EA		29879.00

UNIFORMAT Code	Item Description	Typ Life (Yrs)	Actual Age (Yrs)	Life Remain (Yrs)	Qty	Unit	Unit Replacement Cost (\$)	Total Replacement Cost (\$)
F1010	Pond Dam Structure	50	26	20	7111	CY	1.99	14134.00
F1010	Outfall Inlet Structure	40	26	20	1	EA	8595.00	8595.00
F1010	Outfall Piping - 18"	40	26	20	200	LF	15.95	3190.00
F1010	Pond 200'x200'x20'	50	26	20	0.7	AC		
Facility	Tinker's Cove Pond	50	26	20	1	EA		25919.00

UNIFORMAT Code	Item Description	Typ Life (Yrs)	Actual Age (Yrs)	Life Remain (Yrs)	Qty	Unit	Unit Replacement Cost (\$)	Total Replacement Cost (\$)
F1010	Pond Dam Structure	50	26	20	266667	CY	1.99	530000.00
F1010	Outfall Inlet Structure	40	26	20	1	EA	16320.00	16320.00
F1010	Outfall Piping - 24"	40	26	20	500	LF	22.50	11250.00
F1010	Lake Hollymead 30'D	50	26	20	17.8	AC		
Facility	Lake Hollymead	50	26	20	1	EA		557570.00

UNIFORMAT Code	Item Description	Typ Life (Yrs)	Actual Age (Yrs)	Life Remain (Yrs)	Qty	Unit	Unit Replacement Cost (\$)	Total Replacement Cost (\$)
F1010	Playground Equipment - Modular, plastic	20	5	15	1	EA	6083.00	6083.00
F1010	Playground Equipment - Swing	20	5	15	1	EA	1075.00	1075.00
F1010	Playground Equipment - Rocking Horse	20	5	15	1	EA	1625.00	1625.00
F1010	Bench, Metal - 6'	20	5	15	2	EA	1025.00	2050.00
F1010	Playground Boarder Wall	20	5	15	200	LF	10.00	2000.00
F1010	Fencing - 6' - Vertical Wood Post & Board	20	5	15	124	LF	17.90	2220.00
F1010	Fencing - 6' - Vertical Wood Post & Board	25	26	0	70	LF	17.90	1253.00
Facility	Playground & Fence	25	26	5	1040	SF		16306.00