

Client: 20168A Siena at Green Valley

**Comp #:** 103 Concrete - Repair

Quantity: Extensive GSF

Location: Sidewalks, parking areas, curbs and gutters

Evaluation: No expectation to replace all areas at one time. This component provides funding for minor repairs in the event of cracking, lifting, and settling. Adjust funding as future conditions dictate.

Useful Life:  
5 years

Remaining Life:  
1 years



Best Case: \$5,000.00  
Lower allowance for repairs

Worst Case: \$6,000.00  
Higher allowance for repairs

Cost Source: ARSF Cost Database

**Comp #:** 201 Asphalt - Resurface

Quantity: Approx 129240 GSF

Location: Association streets and courts, emergency road

Evaluation: Road well sloped to shed water. No signs of major cracks or abnormal deterioration. Seal asphalt (comp. #202) every 4-5 years to protect the integrity and prolong the need for costly resurfacing.

Useful Life:  
24 years

Remaining Life:  
20 years



Best Case: \$323,100.00  
\$2.50/GSF; Lower estimate to resurface

Worst Case: \$420,030.00  
\$3.25/GSF; Higher estimate to resurface

Cost Source: ARSF Cost Database

Client: 20168A Siena at Green Valley

**Comp #: 202 Asphalt - Seal/Repair**

Quantity: Approx 129240 GSF

Location: Association streets and courts, emergency road

Evaluation: Seal coverage is thin, aggregate exposure noted in multiple areas. We suggest seal coating every 4 - 5 years to maintain appearance and protect asphalt from cracking, spalling, and potholes. Seal coating protects against damaging weather elements, while bridging small surface cracks and maintaining a uniform appearance over the inevitable patching and repairs needed in future years.

Useful Life:  
4 years

Remaining Life:  
0 years



Best Case: \$23,260.00

\$0.18/GSF; Lower estimate to reseal

Worst Case: \$28,430.00

\$0.22/GSF; Higher estimate to reseal

Cost Source: ARSF Cost Database

**Comp #: 206 Stamped Concrete - Repair (Partial)**

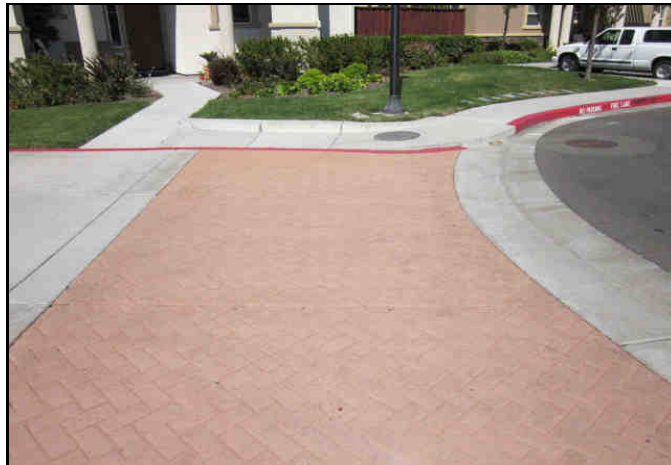
Quantity: Approx 11510 GSF

Location: Association streets and entry to courts

Evaluation: General surface wear and minor cracking noted. This component provides funding for partial repairs to the stamped concrete in the interval outlined below. Coordinate repairs with street sealing when practical.

Useful Life:  
8 years

Remaining Life:  
4 years



Best Case: \$23,020.00

\$10.00/GSF x 20%, Lower estimate to repair

Worst Case: \$27,620.00

\$12.00/GSF x 20%, Higher estimate to repair

Cost Source: ARSF Cost Database

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**Comp #: 320 Pole Lights - Replace**

Quantity: (40) Fixtures

Location: Association streets, courts and walkways

Evaluation: Pole lights remain securely anchored to the concrete at this time. No significant rusting or other forms of premature deterioration noted at this time. Paint coverage is starting to become thin, we recommend repainting the metal pole in the near future to protect the metal against rapid deterioration. Handle painting as needed with funding from the operating budget.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$48,000.00

\$1,200/Light; Higher estimate to replace

Worst Case: \$60,000.00

\$1,500/Light; Higher estimate to replace

Cost Source: ARSF Cost Database

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**Comp #: 403 Mailboxes - Replace**

Quantity: (10) Kiosks

Location: Entry to courts

Evaluation: Mailboxes are intact and securely mounted to the concrete surface. No areas of significant rusting noted at this time.

Useful Life:  
20 years

Remaining Life:  
16 years

Photo Not Available

Best Case: \$13,000.00

\$1,300.00/Kiosk; Lower estimate to replace

Worst Case: \$16,000.00

\$1,600.00/Kiosk; Higher estimate to replace

Cost Source: ARSF Cost Database

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Client: 20168A Siena at Green Valley

**Comp #:** 405 **Play Equipment - Replace**

Quantity: (1) Structure

Location: Tot Lot area

Evaluation: Structure consists of (2) plastic slides and (1) central tower. Structure displays general surface wear that is common with usage. No rusting or detachment evident. A few areas of graffiti were noted and are scheduled to be removed. Play are was recently inspected by a professional inspector and no problems were noted.



Useful Life:  
20 years

Remaining Life:  
16 years

Best Case: \$20,000.00  
Lower estimate to replace

Worst Case: \$24,000.00  
Higher estimate

Cost Source: ARSF Cost Database

**Comp #:** 409 **Benches - Replace**

Quantity: (3) Benches

Location: Tot lot area

Evaluation: Synthetic wood benches are mounted in concrete and remain structurally intact at this time. The top surfaces are starting to fade from increased solar exposure. Expect to replace the top surfaces of the benches in the interval outlined below.



Useful Life:  
15 years

Remaining Life:  
11 years

Best Case: \$1,500.00  
\$500.00/Bench; Lower estimate to replace

Worst Case: \$1,800.00  
\$600.00/Bench; Higher estimate to replace

Cost Source: ARSF Cost Database

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**Comp #:** 410 Trash Cans - Replace

Quantity: (2) Trash Cans

Location: Tot lot area

Evaluation: Current conditions are fair, metal top is starting to fade from solar exposure. Replacement cost does not meet the minimum threshold to qualify as a Reserve component. Handle replacement as an operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #:** 412 Tot Lot Surface - Replenish

Quantity: Approx 1385 GSF

Location: Tot lot surface

Evaluation: This component provides funding for replenishment of the wood chips around the play structure. No expectation to completely replace all chips at one time however anticipate the need for periodic replenishment to maintain adequate surface coverage.

Useful Life:

3 years

Remaining Life:

2 years



Best Case: \$1,730.00

Worst Case: \$2,250.00

\$2.50/GSF x 50%; Lower estimate to replenish

\$3.25/GSF x 50%; Higher estimate to replenish

Cost Source: ARSF Cost Database

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**Comp #:** 413 **Pet Station - Replace**

Quantity: (1) Pet Station

Location: Tot lot area

Evaluation: Replacement cost does not meet the minimum threshold to qualify as a Reserve component. No abnormal conditions noted at this time. Handle replacement as needed with funding from the operating budget. No Reserve funding necessary at this time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #:** 501 **Sound Wall - Repair (Partial)**

Quantity: Approx 370 LF

Location: Perimeter of association

Evaluation: This component provides funding for partial repairs to the perimeter sound wall. The association is only responsible for maintaining the areas adjacent to the common area. The other sections of the perimeter wall are the maintenance responsibility of the city of Fairfield or the adjacent homeowner. Wall is in good condition at this time. No indications of premature deterioration noted.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$18,500.00

Worst Case: \$22,200.00

\$250/LF x 20%; Lower estimate to repair

\$300/LF x 20%; Higher estimate to repair

Cost Source: ARSF Cost Database

Client: 20168A Siena at Green Valley

**Comp #: 504 Wood/Wire Fence - Replace**

Quantity: Approx 770 LF

Location: Perimeter of retention basin

Evaluation: Wood/wire fence is upright and intact at this time. Top surface is becoming dried out from increased solar exposure. No leaning or structural damage noted.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$23,100.00

\$30/LF; Lower estimate to replace

Worst Case: \$27,720.00

\$36/LF; Higher estimate to replace

Cost Source: ARSF Cost Database

**Comp #: 505 Wood Fence - Replace**

Quantity: Approx 3835 LF

Location: Throughout association

Evaluation: The association is responsible for replacement of the wood fencing that faces the common area. The good neighbor fences that do not face the common area are the maintenance responsibility of the adjacent homeowners. Currently fence is upright and intact. A few minor areas of detachment noted on Malvasia Ct.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$145,730.00

\$38.00/LF; Lower estimate to replace

Worst Case: \$161,070.00

\$42.00/LF; Higher estimate to replace

Cost Source: ARSF Cost Database

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**Comp #: 1001 Backflow Devices - Replace**

Quantity: (3) Backflows

Location: Adjacent to tot lot, Mangels Blvd., Green Valley Rd.

Evaluation: Backflow devices appear to be aging normally at this time. No leaking or other forms or advanced deterioration noted. We recommend annual inspections by a licensed backflow specialist to ensure the devices are fully functional.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$3,900.00

\$1,300.00/Each; Lower estimate to replace

Worst Case: \$4,800.00

\$1,600.00/Each; Higher estimate to replace

Cost Source: ARSF Cost Database

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**Comp #: 1003 Irrigation Controllers - Replace**

Quantity: (3) 48-Station

Location: Adjacent to central common area walkway and Mangels Blvd.

Evaluation: Unable to inspect interior conditions at the time of the site inspection. No problems have been reported and we assume the devices are functioning normally at this time.

Useful Life:  
15 years

Remaining Life:  
11 years



Best Case: \$15,000.00

\$5,000/Each; Lower estimate to replace

Worst Case: \$18,000.00

\$6,000/Each; Higher estimate to replace

Cost Source: ARSF Cost Database

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Client: 20168A Siena at Green Valley

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**Comp #: 1005 Irrigation System - Repair**

Quantity: Irrigation System

Location: Common area and front yard of residential lots

Evaluation: According to section 3.14 of the CC&Rs the Association is responsible for maintaining the landscape maintenance areas of the residential lots as well as the common area. No expectation to replace the entire irrigation system at one time, however anticipate the need for minor repairs as the Association continues to age. Adjust funding as future conditions dictate.

Useful Life:

1 years

Remaining Life:

0 years

Photo Not Available

Best Case: \$1,000.00

Lower allowance for repairs

Worst Case: \$1,500.00

Higher allowance

Cost Source: ARSF Cost Database

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**Comp #: 1008 Landscaping/Trees - Remove/Replace**

Quantity: Numerous Trees

Location: Throughout common area

Evaluation: This component provides funding to remove and replace common area trees and landscaping. The Association has replaced numerous trees to date and expects to continue to do so in the coming years. Adjust the funding provided by this component as future conditions dictate.

Useful Life:

1 years

Remaining Life:

0 years



Best Case: \$4,550.00

Lower allowance for removal/replacement

Worst Case: \$5,450.00

Higher allowance for removal/replacement

Cost Source: Estimate Provided by Client

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**Comp #:** 1010 Retention Basin - Repair

Quantity: Approx 1170 LF

Location: Adjacent to tot lot

Evaluation: Inspect semi annually to ensure water is flowing properly. No expectation to completely replace the retention basin within the scope of this report. This component provides funding for partial repairs. Adjust funding as future conditions dictate.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$17,550.00

\$60/GSF x 25%; Lower estimate to repair

Worst Case: \$20,480.00

\$70/GSF x 25%; Lower estimate to repair

Cost Source: ARSF Cost Database

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**Comp #:** 1105 Sound Wall - Repaint

Quantity: Approx 2960 GSF

Location: Perimeter of property

Evaluation: The Association is responsible for repainting the sections of the perimeter wall that are adjacent to the common area. Currently paint appears to be aging well, select areas display general discoloration and slight fading.

Useful Life:  
10 years

Remaining Life:  
6 years



Best Case: \$2,960.00

\$1.00/GSF; Lower estimate to repaint

Worst Case: \$3,550.00

\$1.20/GSF; Higher estimate to repaint

Cost Source: ARSF Cost Database

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Client: 20168A Siena at Green Valley

**Comp #: 1109 Wood Fence - Repaint**

Quantity: Approx 23010 GSF

Location: Throughout association

Evaluation: Conditions vary from fair to moderate depending on location and solar exposure. Areas of increased solar exposure are fading and the underlying surface is becoming exposed. Sections of fencing on courts is semi protected and appear to be aging slower. We anticipate the need to repaint the fence towards the end of the fiscal year.



Useful Life:  
4 years

Remaining Life:  
0 years

Best Case: \$18,410.00

\$0.80/GSF; Lower estimate to repaint

Worst Case: \$23,010.00

\$1.00/GSF; Higher estimate to repaint

Cost Source: ARSF Cost Database

**Comp #: 1402 Signage - Replace**

Quantity: Numerous Signs

Location: Adjacent to tot lot, common area streets

Evaluation: (2) Bulletin Boards were installed in 2009 and are in fair condition at this time. The other street signage throughout the Association is intact and readable. This component provides a general allowance for replacement of the Association's signage. Adjust funding levels as future conditions dictate.



Useful Life:  
15 years

Remaining Life:  
14 years

Best Case: \$3,000.00

Lower allowance to replace

Worst Case: \$4,000.00

Higher allowance

Cost Source: ARSF Cost Database

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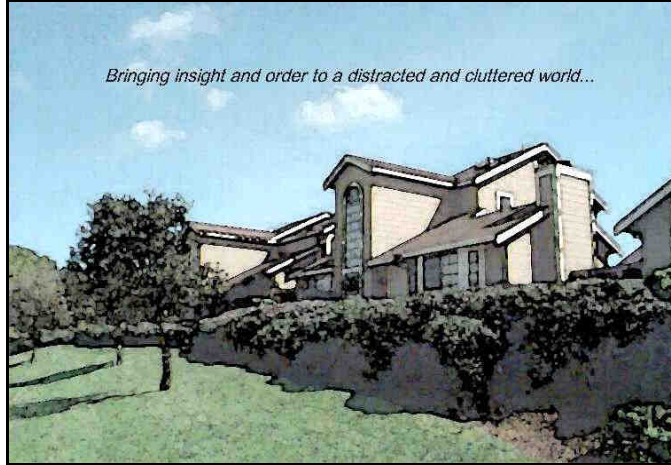
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Comp #: 1925 Reserve Study - Update

Quantity: (1) With Site Visit

Location: HOA

Evaluation: Funding allocated for preparation of Reserve Study every 3 years to comply with Section 1365 of California State Civil Code. Next "site visit" report will be required for the in 2012 for your 2013 budget year.



Useful Life:  
3 years

Remaining Life:  
2 years

Best Case: \$1,560.00

Estimate for and updated Reserve Study,  
economical turnaround time

Worst Case: \$1,950.00

Higher estimate, standard turnaround time

Cost Source: ARSF Cost Database

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