BUILDING
–RESERVES–

RESERVE STUDY

For

City Walk Condominium Association
66 9th Street East
St Paul, MN

Date of Inspection: December 3, 2024

Revision #2: September 3, 2025

Phone: 877.514.8256
Fax: 866.794.9779

Client Reference Number: 240279

This Reserve Study was:

- **Submitted by Building Reserves on: September 3, 2025**
- **Inspected and Prepared by: Mike Bentley, Engineer, Reserve Specialist**
- **Professionally Reviewed by: Brittany Eggert, Reserve Specialist**

The RS (Reserve Specialist) designation is awarded by the Community Associations Institute (CAI) to qualified Reserve Specialists who, through years of specialized experience, can help ensure that community associations and facilities prepare their reserve budget as accurately as possible.

BUILDING
–RESERVES–

RESERVE STUDY UPDATE

It is necessary to update this reserve study in two or three years to ensure an equitable funding plan is in place, since a Reserve Study is a snapshot in time. Many variables can alter the study after it is completed which may result in significant underfunding or overfunding of the reserve account. Examples of variables that can change the recommended funding are:

- Timing of proposed projects
- Maintenance practices of reserve components
- Changes in interest rates on invested reserves
- Changes in inflationary cost of labor, equipment and materials

To Request a Reserve Study Update proposal,
Email: PROPOSALS@BUILDINGRESERVES.COM
Call: 877.514.8256

Client Reference Number: 240279

	Full New Study	Update with Site Inspection	Virtual Update, No Site Inspection
Full Site Inspection with Condition Assessment	●	●	Not Included
Photographic Inventory & Captions of all Reserve Components	●	●	Not Included
Pre-Inspection Meeting	●	●	Virtual Call
Reserve Component Inventory List Creation	●	Component List from Prior Report	Component List from Prior Report
Measurements and Quantities of all Reserve Components	●	Measurements from Prior Report	Measurements from Prior Report
Report compliant with CAI National Reserve Study Standards	●	●	●
Analysis of all Property Documents	●	●	●
Satellite Image Showing Property Boundaries	●	●	●
Customized Engineering Narrative for all Reserve Components	●	●	Not Included
Customized Funding Plan for Your Property	●	●	●
Number of Independent Budgets / Cash Flows:	●	●	●
30-Year Cash Flow Analysis + 5-Year Cash Flow Division Break-outs	●	●	●
Phone / Email / Video Support with Senior Engineering Team	●	●	●
Component Evaluation Framework	●	●	Not Included
Building Reserves Exclusive Easy-to-Read PDF Report Layout	●	●	●
Two Revised Reports at No Additional Cost (upon request, within 6 months)	●	●	1 Revision Included
Excel File - *Create unlimited what-if scenarios for free* NEW	●	●	●
Reserve Health Assessment NEW	●	●	●
Priority Rating System - *Low Priority, Deferrable, Highly Recommended* NEW	●	●	●
Priority Scoring System - *View projects sorted in order of high to low priority* NEW	●	●	●
Responsibility Matrix NEW	●	●	●
Comparative Reserve Balance Scenarios at Varying Interest Rates NEW	●	●	●

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BUILDING RESERVES 15 YEARS OF EXCELLENCE

TABLE OF CONTENTS

TABLE OF CONTENTS

TABLE OF CONTENTS

Revisions

Revisions will be made to this Reserve Study in agreement with written instruction from the Board of Directors. No additional charge is incurred for the first (2) sets of revisions, if requested in writing and in list format, within (6) months of the shipment date of this report.

Updates

It is necessary to update this reserve study in two or three years to make certain an equitable funding plan is in place since a Reserve Study is a snapshot in time. Many variables can alter the study after it is completed which may result in significant underfunding or overfunding of the reserve account. Examples of variables that can change the recommended funding are:

- Timing of proposed projects
- Maintenance practices of reserve components
- Changes in interest rates on invested reserves
- Changes in inflationary cost of labor, equipment and materials

FUNDING SUMMARY

Current Funding

Current Reserve Status as of:	December 31, 2025
Current Reserve Balance:	$965,000
Current Annual Reserve Contribution:	**$413,385**
Current Reserve Contribution per Unit per Month (Ave.):	$149.13
Current Total Income	$1,735,691
Current Percentage of Total Income to Reserve Account:	23.82%

(Unaudited Cash Status Of the Reserve Fund)

Recommended Funding

Recommended Fund Start as of:	January 1, 2026
Recommended Annual Reserve Contribution:	**$457,000**
Per Unit Per Month (Average):	*$164.86*
Recommended Estimated Special Assessments for Limited Common Elements:	**$0**
Per Unit Per Month (Average):	*$0.00*
Total Recommended Reserve Contribution:	**$457,000**
Per Unit Per Month (Average):	*$164.86*

Recommended Adjustment

Recommended Adjustment in Annual Reserve Contribution:	**$43,615**
Per Unit per Month (Average):	*$15.73*

Total Suggested Annual Reserve Contributions For Next 30-Years

Note: The larger increases in the first five years are to return the reserve fund to full health after many years of underpayments, before settling back to the projected inflation rate of 3.9%.

Year	$	% Adjustment	Year	$	% Adjustment	Year	$	% Adjustment
2026	$457,000	10.6%	2036	$794,300	3.9%	2046	$1,164,500	3.9%
2027	$500,600	9.5%	2037	$825,300	3.9%	2047	$1,209,900	3.9%
2028	$544,200	8.7%	2038	$857,500	3.9%	2048	$1,257,100	3.9%
2029	$587,800	8.0%	2039	$890,900	3.9%	2049	$1,306,100	3.9%
2030	$631,400	7.4%	2040	$925,600	3.9%	2050	$1,357,000	3.9%
2031	$656,000	3.9%	2041	$961,700	3.9%	2051	$1,409,900	3.9%
2032	$681,600	3.9%	2042	$999,200	3.9%	2052	$1,464,900	3.9%
2033	$708,200	3.9%	2043	$1,038,200	3.9%	2053	$1,522,000	3.9%
2034	$735,800	3.9%	2044	$1,078,700	3.9%	2054	$1,581,400	3.9%
2035	$764,500	3.9%	2045	$1,120,800	3.9%	2055	$1,643,100	3.9%

Estimated Special Assessments for Limited Common Elements

In addition to the recommended reserve fund transfers in the previous table, here are estimates of the special assessments that will be required to fund maintenance of Limited Common Elements (LCE's) for the next 30 years. Maintenance of LCE's does not come from the reserve fund, so they would not normally be included in a reserve study, but they are provided here to give homeowners a more complete picture of expected future expenditures.

This recommended funding plan includes the following Estimated Special Assessments for Limited Common Elements:

2027	$ 310,902.05	2047	$ 1,359,763.49
2031	$ 1,255,017.34	2051	$ 778,747.61
2039	$ 1,493,292.90	2055	$ 1,846,663.47

PROPERTY OVERVIEW

Client Profile

Client Reference Number:	240279
Type of Study:	Full Reserve Study
Date of Non-Invasive Inspection:	December 3, 2024
Date of Study Shipment:	September 3, 2025
Fiscal Year Start and End:	Jan 1 - Dec 31

Community Description

Number of Units:	231
Number of Buildings:	1
Year(s) Built:	1982

WHAT IS A RESERVE STUDY?

What Is A Reserve Study? Why Have One Done?

A Reserve Study is a financial plan used to set aside the appropriate amount of money required for capital repairs and replacements for the development's infrastructure and surrounding assets. Reserve studies are one of the most reliable ways of protecting the value of the property's infrastructure and marketability. Reserve Studies help ensure that each homeowner pays their fair share of the property's deterioration, in direct proportion to the amount of time they are owners.

It is best that community associations avoid the use of special assessments or loans to fund major replacements projects. Funding capital repairs and replacements using special assessments and loans is less cost effective than slowly accumulating reserves over time and investing the balance until the funds are needed for major projects.

A Reserve Study: A Multi-Functional Tool

1.) Lending institutions often request Reserve Studies during the process of a loan application for the community and/or the individual owners.

2.) A Reserve Study contains a detailed inventory of the association's major assets and serves as a management tool for planning, scheduling and coordinating future repairs and replacements.

3.) A Reserve Study is an annual disclosure of the financial condition of the association to the current homeowner, and may be used as a "consumer's guide" by potential purchasers.

4.) A Reserve Study is a tool that can assist the board in fulfilling its legal and financial obligations of keeping the community in an economically manageable state of repair. If a community is operating on a deficit basis, it cannot guarantee that a special assessment, when needed, will be approved. Therefore, the association cannot guarantee its ability to perform necessary repairs and replacement to major components for which they are responsible.

5.) Reserve Studies are an essential tool for your accountant during the preparation of the association's annual audit.

Other Advantages Of Reserve Studies Include:

- Assists in sale of residence
- Reduces cost of community maintenance
- Maintains market value of home
- Reduces deferred maintenance
- Preserves community appearance
- Minimizes special assessments
- Equitable spread of funding
- Fulfill statutory requirements

ANALYSIS METHODS AND FUNDING STRATEGIES

This reserve study utilizes the **Cash Flow Method** to calculate the minimum recommended annual reserve contribution to determine adequate, but not excessive annual reserve contributions. The Cash Flow Method pools all reserve expenditures into one cash flow.

Building Reserves employs the following funding strategies:

- Threshold Funding: Sufficient reserve funds are maintained above a specified threshold
- Stable and equitable reserve contribution rate over future years, whenever possible
- Goal of timely, prioritized project execution
- Avoid reliance of supplemental funding, whenever possible

Building Reserves uses level recommended reserve contributions which are increased annually.

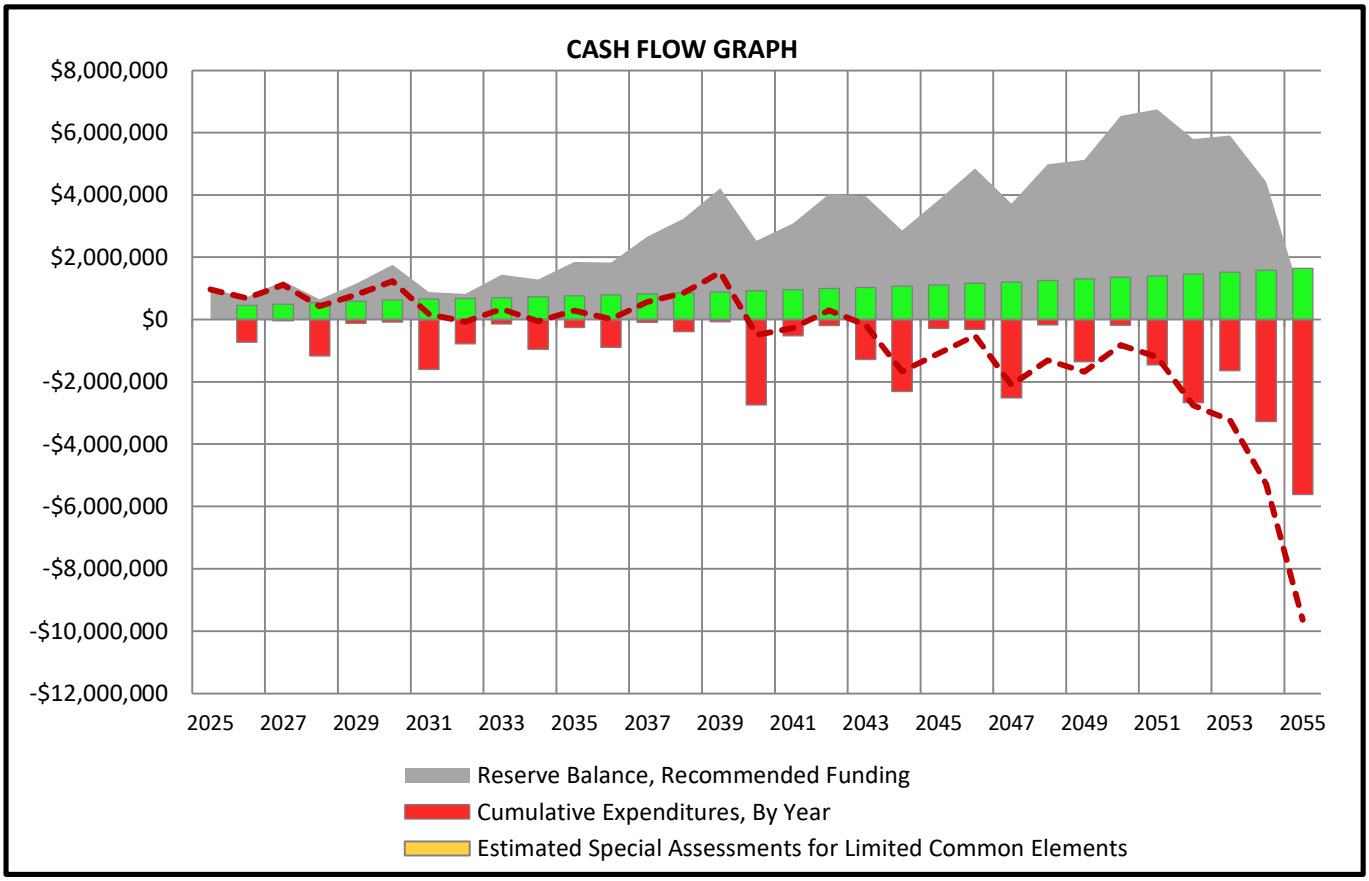
- Building Reserves has established recommended reserve contributions, which are adjusted upwards annually to stay ahead of inflationary costs of labor, equipment, and materials. We found that higher-than-inflationary increases are needed in the next five years to "catch up" to an acceptable reserve contribution rate. The reserve recommendations help to ensure that the reserve balance is positive, healthy, and above a minimum threshold in each of the next 30 years. This Reserve Study is a budget planning tool that identifies the current status of the reserve fund and recommends a stable and equitable Reserve Funding Plan to offset anticipated future reserve expenditures.

FINANCIAL PARAMETERS

Interest Rate		**4.00%**
Based upon the actual weighted-average interest rate of invested reserve fund(s), or the interest rate supplied by the Board of Directors and/or management. We assume that all interest or dividends are reinvested into the reserve fund(s) and are not subject to federal or state taxes.		
Inflation Rate		**3.90%**
Obtained from averages of national cost indexes as well as Building Reserves' proprietary cost database information.		
# of Units		**231**
Current Total Income	**$**	**1,735,691**
Obtained from the Annual Budget, provided by the Board of Directors and/or management.		
Current Annual Reserve Contribution	**$**	**413,385**
Obtained from the Annual Budget, provided by the Board of Directors and/or management.		
Current Monthly Reserve Contribution	**$**	**34,449**
Obtained from the Annual Budget, provided by the Board of Directors and/or management.		
Current Reserve Balance	**$**	**965,000**
Unaudited reserve balance, obtained from the Board of Directors and/or management.		
Reserve Balance Date		**12/31/2025**
Fiscal Year		**Jan 1 - Dec 31**
Start Date of Recommended Funding Plan		**1/1/2026**
Projected Reserve Balance at Start of Funding Plan	**$**	**965,000**
Calculated by taking the "Current Reserve Balance" + (Remaining Monthly Reserve Contributions + Remaining Monthly Special/Additional Assessments + Remaining Monthly Estimated Interest Earned - Remaining Expenditures within the portion of the "Fiscal Year" between the "Reserve Balance Date" and the "Start Date of Recommended Funding Plan"		

RECOMMENDED RESERVE FUNDING PLAN

Recommended Reserve Funding Plan, Next 30-Years



DUES FORECAST

2025 Funding						
Year	Operating	Operating % Adjustment	Reserve	Reserve % Adjustment	Total	Dues % Adjustment
2025	$1,322,306		$413,385		$1,735,691	

2026 - 2030 Dues Forecast						
Year	Operating	Operating % Adjustment	Reserve	Reserve % Adjustment	Total	Dues % Adjustment
2026	$1,373,876	3.9%	$457,000	10.6%	$1,830,876	5.5%
2027	$1,427,457	3.9%	$500,600	9.5%	$1,928,057	5.3%
2028	$1,483,128	3.9%	$544,200	8.7%	$2,027,328	5.1%
2029	$1,540,969	3.9%	$587,800	8.0%	$2,128,769	5.0%
2030	$1,601,067	3.9%	$631,400	7.4%	$2,232,467	4.9%

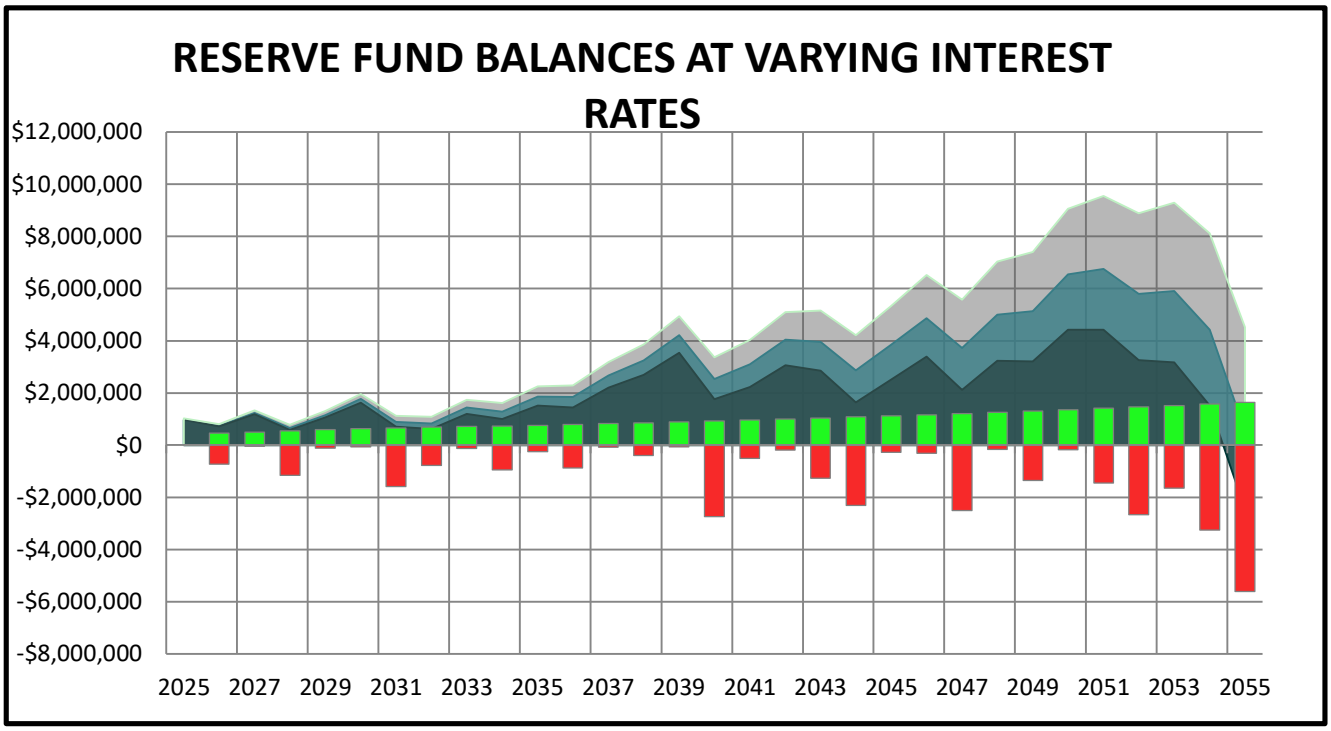
The scope of this Reserve Study is strictly limited to reserve contribution recommendations, and we cannot comment on the need to adjust operating expenses. Our recommendations for reserve contributions are independent of any changes to operating expenses.

Dues projections assume that operating expenses rise at an annual rate of 3.9%. Any changes in the operating budget will affect dues percentage adjustments. Special Assessments, if included in the funding plan, are excluded from dues projections.

COMPARATIVE INTEREST RATE ANALYSIS

How do Interest Rate Fluctuations Affect Reserve Funds?

Fluctuating macro-economic factors, such as varying interest rates, can have a significant impact on the status of an association's reserve funds. Increases or decreases in the interest rate of an association's invested reserve funds, combined with the time-value of money, will affect long-term reserve balances. Higher interest rates typically result in lower recommended reserve contributions, and lower interest rates typically result in higher recommended reserve contributions. The interest rate utilized in this Reserve Study is based upon the actual weighted-average interest rate of invested reserve fund(s), or the interest rate supplied by the Board of Directors and/or management. We assume that all interest or dividends are reinvested into the reserve fund(s) and are not subject to federal or state taxes.



Projected Reserves at Year End, 1.00%

- 30-Year Cumulative Interest: $626,947

Projected Reserves at Year End, 4.00%

- 30-Year Cumulative Interest: $3,646,325
- This interest rate is used as the basis for the recommended cash flow within this report
- This interest rate is based on how reserve funds are currently being invested, or the interest rate provided by the Board of Directors and/or Management

Projected Reserves at Year End, 6.00%

- 30-Year Cumulative Interest: $7,606,532

CLASSIFICATION OF RESERVE COMPONENTS AND NON-RESERVE COMPONENTS

Property components are classified as one of the five following categories:

1.) Reserve Components

2.) Operating Budget Components

3.) Long-Lived Components

4.) Unit Owner Responsibilities

5.) Components Maintained by Others

Reserve Components

Reserve Components are classified as items that are:

1.) The Association's responsibility

2.) Have a remaining expected useful life within the next 30 years

3.) Have a remaining expected useful life beyond 30 years, for which partial, or long-term funding is included

4.) Have a replacement cost above a minimum threshold

5.) Components which are funded from the Association's capital reserve funds

Non-Reserve Components

Operating Budget Components are classified as:

1.) Relatively minor expenses which have little effect on Suggested Reserve contributions

2.) Components which are funded through the operating budget

3.) Components which have a current cost of replacement under **$7,500**

Long-Lived Components are classified as:

1.) Components with estimated remaining useful life beyond 30-Years

2.) Components without predictable remaining useful life

Unit Owner Responsibilities are classified as:

1.) Components maintained and replaced by the individual unit owners

Components Maintained by Others are classified as:

1.) Components maintained and replaced by the local government, the utility service provider or others

RESPONSIBILITY MATRIX

This responsibility matrix is not intended to constitute legal advice. Responsibility classifications used within this report are based upon Building Reserve's interpretation of the association's governing documents and/or directives from association representatives. The association's governing documents are the final authority on defining asset responsibilities and may require professional legal review.

	Association-Responsibility				
Component Name	**Reserve**	**Operating**	**Long-Lived**	**Owner**	**Other**
Acoustical Tile and Grid System, Garage, P11	X				
Additional Reserve Contributions	X				
Air Handling Unit, Packaged, 12.5-Ton, Skybridge Atrium and Skyway, Shared at 50% v	X				
Air Handling Unit, Rooftop Heating and Cooling, 12.5-Ton, Bridges, Shared at 50% witl					X
Air Handling Units, Fan Coil Units, Common	X				
Air Handling Units, Make-Up-Air Unit, Hallways and Lobby, Phased	X				
Air Handling Units, Split Systems, Common, 2.5- to 4-Ton, Phased Replacement	X				
All Abandoned HVAC Equipment (Chiller, Cooling Tower, Pumps, etc.)		X			
Awnings, Canvas and Frames	X				
Balconies, Concrete, Repairs and Waterproof Coating Applications				X	
Compressor, Serving Parking Ramp Fire Suppression System					X
Concrete Flatwork, Porte Cochere		X			
Concrete Garage Floors P9-P11, Capital Repairs and Traffic Membrane	X				
Concrete Sidewalks, Parallel to Public Streets					X
Contingency Allowance	X				
District Energy Chilled and Hot Supply					X
Doors / Windows, Interior, Common			X		
Doors, Automatic Openers, Partially Shared	X				
Doors, Exterior, Metal		X			
Doors, Glass, Front Entry and 12th Floor Plaza	X				
Doors, Serving Individual Unit(s)				X	
Dumpsters		X			
Electrical System, Thermoscans and Capital Repairs	X				
Electrical Systems, Common, Complete Replacement			X		
Electrical Systems, Serving Individual Unit(s)				X	
Elevator Cab Finishes	X				
Elevator Cab Structure and Shaft Rails			X		
Elevator Modernization, Traction, Controls	X				
Elevator Modernization, Traction, Hoist and Motors	X				
Exercise Equipment	X				
Exhaust Fans, Kitchen, Bathroom and Stairs, Phased Replacement	X				
Fire Detection, Control Panel and Emergency Devices	X				
Fire Extinguishers		X			
Fire Suppression, Automatic Sprinkler System, Capital Repairs	X				
Fire Suppression, Automatic Sprinkler System, Inspections and Minor Repairs		X			
Fire Suppression, Automatic Sprinkler System, Replacement			X		
Fitness Room, Renovation (Incl. Restrooms)	X				
Floor Coverings, Carpet	X				
Floor Coverings, Terrazzo			X		
Foundation, Shared with Parking Ramp			X		
Foundation, Shared with Parking Ramp					X
Garage Doors and Operators, Street Level					X
Garage Gates and Operators, P8	X				
Generator, Emergency, Common, Diesel, 350-kW (Incl. Transfer Switch and Fuel Tank)	X				
Generator, Emergency, West Alley, Serving MPR					X
Heat Exchanger, Brazed, Domestic Hot Water		X			
Heat Exchanger, Plate and Frame, HVAC	X				
Heating, Ventilation, and Air Conditioning, Serving Individual Unit(s)				X	
Landscape, Maintenance		X			
Laundry Equipment, Phased Replacement	X				
Laundry Rooms, Renovations	X				
Light Fixtures, Exit		X			
Light Fixtures, Exterior		X			
Light Fixtures, Garage, P8-P11	X				
Light Fixtures, Interior, Hallways and Stairwells	X				

RESPONSIBILITY MATRIX

This responsibility matrix is not intended to constitute legal advice. Responsibility classifications used within this report are based upon Building Reserve's interpretation of the association's governing documents and/or directives from association representatives. The association's governing documents are the final authority on defining asset responsibilities and may require professional legal review.

	Association-Responsibility				
Component Name	**Reserve**	**Operating**	**Long-Lived**	**Owner**	**Other**
Lobby, Renovations	X				
Mailboxes	X				
Maintenance Items Normally Funded through the Operating Budget		X			
Mechanical and Utility Rooms, Finishes and Fixtures		X			
Motors		X			
Office, Renovations	X				
Paint Finishes, Exterior, Skyway, 7th Street	X				
Paint Finishes, Hallways and Elevator Lobbies	X				
Paint Finishes, Stairwells	X				
Paint Finishes, Touch-Up		X			
Parking Ramp, All Aspects Below P8					X
Party Room, Renovations (Incl. Restroom)	X				
Pipes and Plumbing Systems, Serving Individual Unit(s)				X	
Pipes, Riser Sections and Common Plumbing, Maintenance and Repairs		X			
Pipes, Riser Sections and Common Plumbing, Partial Replacement	X				
Pipes, Subsurface Utilities, Laterals, Inspections and Repairs, Shared with Parking Ram		X			
Pipes, Subsurface Utilities, Laterals, Sanitary Sewer, Shared with Parking Ramp			X		
Pipes, Subsurface Utilities, Laterals, Shared with Parking Ramp					X
Pipes, Subsurface Utilities, Laterals, Water Supply, Shared with Parking Ramp			X		
Pipes, Subsurface Utilities, Mains and Laterals, Gas					X
Pipes, Subsurface Utilities, Mains, Sanitary Sewer, Under Public Streets					X
Pipes, Subsurface Utilities, Mains, Water Supply, Under Public Streets					X
Pipes, Subsurface Utilities, Storm Water, Under Public Streets					X
Pipes, Utilities, Building Interior, Gas			X		
Pool Furniture	X				
Pool Liner, Fiberglass	X				
Pool, Cover		X			
Pool, Mechanical Equipment		X			
Pool, Safety Signage and Equipment		X			
Pool, Structural Shell			X		
Pump, Domestic Cold Water, 15-HP (Incl. Controls)	X				
Pump, Fire Suppression, 75-HP (Incl. Controller)	X				
Pumps, Domestic Hot Water		X			
Pumps, HVAC, Chase Heating		X			
Pumps, HVAC, Core Loop, 25-HP, Phased Replacement	X				
Pumps, Sump					X
Railings, Balconies, Paint Finishes and Repairs (Incl. Privacy Screens)				X	
Railings, Balconies, Replacement (Incl. Privacy Screens)				X	
Railings, Garage Levels P8-P11, Paint Finishes and Capital Repairs	X				
Railings, Garage Levels P8-P11, Replacement	X				
Rental Unit, Renovations	X				
Roof Inspections, Preventative Maintenance, and Repairs		X			
Roof, 12th Floor, Patios, West Elevation, Underlying Membrane	X				
Roof, 12th Floor, Patios, West Elevation, Unit Owner Improvements				X	
Roof, 12th Floor, Pool Deck Terrace, Common, Capital Repairs	X				
Roof, 12th Floor, Pool Deck Terrace, Common, Underlying Membrane, Replacement (A			X		
Roof, Skyway, 7th Street	X				
Roofs, Tower, Built-Up (Incl. Skylights)	X				
Sauna, Heater, Interim Replacement		X			
Sauna, Renovation	X				
Sealants, at Windows, Doors, and Control Joints	X				
Security System, FOB Access	X				
Security System, Intercom Entry Panel		X			
Security System, Surveillance, Phased Replacement	X				
Signage, Illuminated and Metal Lettering	X				

RESPONSIBILITY MATRIX

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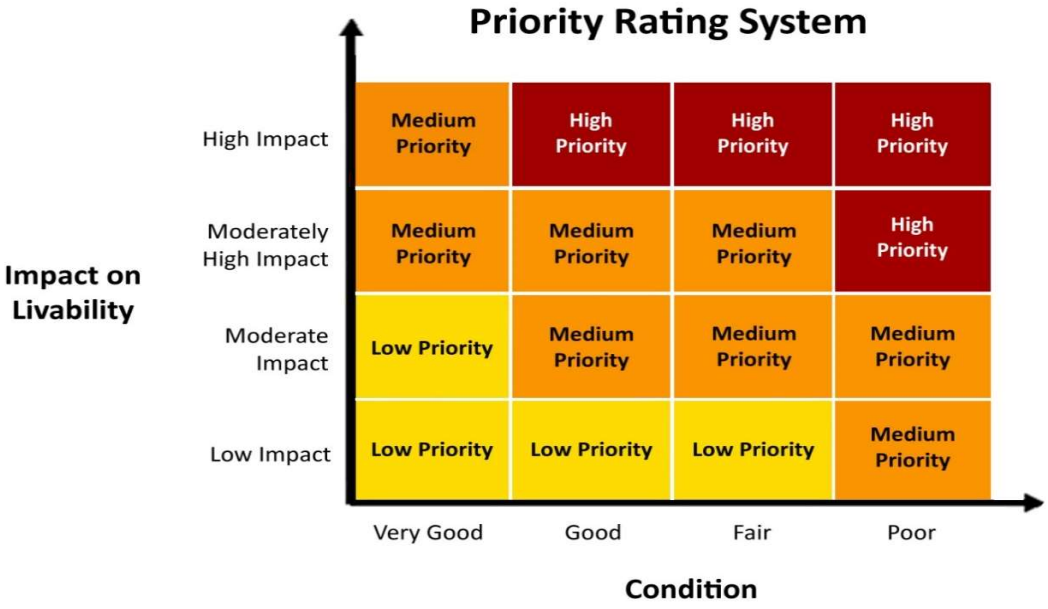
	Association-Responsibility				
Component Name	**Reserve**	**Operating**	**Long-Lived**	**Owner**	**Other**
Skybridge Atrium, Renovation, Shared at 50% MPR	X				
Skybridge Serving MPR					X
Skyway, 7th Street, Renovation	X				
Storage Rooms, Finishes and Fixtures		X			
Structural Building Frame, Above P8			X		
Structural Building Frame, Ground to 8th Floor					X
Tank, Expansion		X			
Tanks, Storage, Domestic Hot Water, 200-Gallon	X				
Trash Chute and Doors	X				
Trash Compactor	X				
Unit Heaters, Electric		X			
Unit Heaters, Hydronic		X			
Unit Interiors				X	
Utility Boxes and Meters					X
Valves, Common		X			
Variable Frequency Drives	X				
Vehicle, Honda Rubicon	X				
Wall Coverings	X				
Walls, Masonry, Capital Repairs (Incl. Balcony Overhangs)	X				
Windows, Serving Individual Unit(s)				X	
Windows, Skybridge Atrium, Shared at 50% MPR	X				
Windows, Skyway, 7th Street, Remaining	X				
Windows, Tower, Common	X				

PRIORITY RATING SYSTEM



Reserve Inventory		Priority Rating, Condition & Impact on Livability Assessment		
Line Item	Reserve Component Listed by Property Class	Priority	Current Condition	Impact on Livability
	EXTERNAL BUILDING COMPONENTS			
1	Awnings, Canvas and Frames	Medium Priority	Good	Moderate Impact
2	Doors, Glass, Front Entry and 12th Floor Plaza	Medium Priority	Good	Moderate Impact
3	Paint Finishes, Exterior, Skyway, 7th Street	High Priority	Poor	Moderately High Impact
4	Roof, 12th Floor, Patios, West Elevation, Underlying Membrane	Medium Priority	Fair	Moderately High Impact
5	Roof, 12th Floor, Pool Deck Terrace, Common, Capital Repairs	Medium Priority	Fair	Moderately High Impact
6	Roof, Skyway, 7th Street	High Priority	Fair	High Impact
7	Roofs, Tower, Built-Up (Incl. Skylights)	High Priority	Fair	High Impact
8	Sealants, at Windows, Doors, and Control Joints	High Priority	Good	High Impact
9	Signage, Illuminated and Metal Lettering	Medium Priority	Good	Moderate Impact
10	Walls, Masonry, Capital Repairs (Incl. Balcony Overhangs)	Medium Priority	Good	Moderately High Impact
11	Windows, Skybridge Atrium, Shared at 50% MPR	Medium Priority	Fair	Moderately High Impact
12	Windows, Skyway, 7th Street, Remaining	Medium Priority	Fair	Moderately High Impact
13	Windows, Tower, Common	Medium Priority	Fair	Moderately High Impact
	INTERNAL BUILDING COMPONENTS			
14	Elevator Cab Finishes	Medium Priority	Good	Moderate Impact
15	Exercise Equipment	Low Priority	Very Good	Moderate Impact
16	Fitness Room, Renovation (Incl. Restrooms)	Low Priority	Very Good	Low Impact
17	Floor Coverings, Carpet	Medium Priority	Fair	Moderate Impact
18	Laundry Rooms, Renovations	Low Priority	Fair	Low Impact
19	Light Fixtures, Interior, Hallways and Stairwells	Medium Priority	Fair	Moderate Impact
20	Lobby, Renovations	Medium Priority	Good	Moderate Impact
21	Mailboxes	Medium Priority	Fair	Moderate Impact
22	Office, Renovations	Low Priority	Fair	Low Impact
23	Paint Finishes, Hallways and Elevator Lobbies	Medium Priority	Fair	Moderate Impact
24	Paint Finishes, Stairwells	Low Priority	Fair	Low Impact
25	Party Room, Renovations (Incl. Restroom)	Medium Priority	Good	Moderate Impact
26	Rental Unit, Renovations	Low Priority	Fair	Low Impact
27	Sauna, Renovation	Medium Priority	Fair	Moderate Impact
28	Skybridge Atrium, Renovation, Shared at 50% MPR	Low Priority	Fair	Low Impact
29	Skyway, 7th Street, Renovation	Low Priority	Fair	Low Impact
30	Wall Coverings	Medium Priority	Fair	Moderate Impact

PRIORITY RATING SYSTEM
CONTINUED

Reserve Inventory		Priority Rating, Condition & Impact on Livability Assessment		
Line Item	Reserve Component Listed by Property Class	Priority	Current Condition	Impact on Livability
	SERVICE COMPONENTS			
31	Air Handling Units, Fan Coil Units, Common	Medium Priority	Fair	Moderate Impact
32	Air Handling Units, Make-Up-Air Unit, Hallways and Lobby, Phased	Medium Priority	Good	Moderately High Impact
33	Air Handling Unit, Packaged, 12.5-Ton, Skybridge Atrium and Skyway, Shared at 50% with MPR (Incl. Fan)	Medium Priority	Very Good	Moderately High Impact
34	Air Handling Units, Split Systems, Common, 2.5- to 4-Ton, Phased Replacement	Medium Priority	Fair	Moderately High Impact
35	Doors, Automatic Openers, Partially Shared	Medium Priority	Fair	Moderate Impact
36	Electrical System, Thermoscans and Capital Repairs	Medium Priority	Fair	Moderately High Impact
37	Elevator Modernization, Traction, Controls	Medium Priority	Good	Moderately High Impact
38	Elevator Modernization, Traction, Hoist and Motors	Medium Priority	Good	Moderately High Impact
39	Exhaust Fans, Kitchen, Bathroom and Stairs, Phased Replacement	Medium Priority	Fair	Moderately High Impact
40	Fire Detection, Control Panel and Emergency Devices	Medium Priority	Very Good	High Impact
41	Fire Suppression, Automatic Sprinkler System, Capital Repairs	**High Priority**	Fair	High Impact
42	Generator, Emergency, Common, Diesel, 350-kW (Incl. Transfer Switch and Fuel Tank)	**High Priority**	Good	High Impact
43	Heat Exchanger, Plate and Frame, HVAC	**High Priority**	Good	High Impact
44	Laundry Equipment, Phased Replacement	Medium Priority	Fair	Moderately High Impact
45	Pipes, Riser Sections and Common Plumbing, Partial Replacement	Medium Priority	Fair	Moderately High Impact
46	Pump, Domestic Cold Water, 15-HP (Incl. Controls)	**High Priority**	Good	High Impact
47	Pumps, HVAC, Core Loop, 25-HP, Phased Replacement	**High Priority**	Fair	High Impact
48	Pump, Fire Suppression, 75-HP (Incl. Controller)	**High Priority**	Fair	High Impact
49	Security System, FOB Access	Medium Priority	Very Good	Moderately High Impact
50	Security System, Surveillance, Phased Replacement	Medium Priority	Fair	Moderately High Impact
51	Tanks, Storage, Domestic Hot Water, 200-Gallon	Medium Priority	Very Good	Moderately High Impact
52	Trash Chute and Doors	Medium Priority	Fair	Moderately High Impact
53	Trash Compactor	Medium Priority	Fair	Moderately High Impact
54	Variable Frequency Drives	Medium Priority	Fair	Moderately High Impact
55	Vehicle, Honda Rubicon	Medium Priority	Fair	Moderately High Impact
	POOL COMPONENTS			
56	Pool Furniture	Medium Priority	Good	Moderate Impact
57	Pool Liner, Fiberglass	Medium Priority	Good	Moderately High Impact
	GARAGE COMPONENTS			
58	Acoustical Tile and Grid System, Garage, P11	Medium Priority	Fair	Moderately High Impact
59	Concrete Garage Floors P9-P11, Capital Repairs and Traffic Membrane	Medium Priority	Fair	Moderately High Impact
60	Garage Gates and Operators, P8	Medium Priority	Fair	Moderately High Impact
61	Light Fixtures, Garage, P8-P11	Medium Priority	Good	Moderately High Impact
62	Railings, Garage Levels P8-P11, Paint Finishes and Capital Repairs	Medium Priority	Very Good	Moderately High Impact
63	Railings, Garage Levels P8-P11, Replacement	Medium Priority	Fair	Moderately High Impact
	OTHER COMPONENTS			
64	Contingency Allowance			
65	Additional Reserve Contributions			

PRIORITY SCORING SYSTEM

CONDITION - The state of a building system, equipment, or material with regard to its working order, deficiency level or appearance.

1 to 10 Rating: 1 = Poor Condition; 10 = Very Good Condition

Weighted most heavily in the priority score rating

IMPACT ON LIVABILITY - The degree to which a building system, equipment, or material is required in order to maintain owner safety and well-being.

1 to 10 Rating: 1 = Low Impact on Livability; 10 = High Impact on Livability

Weighted to a moderate degree in the priority score rating

DESIRABILITY - The degree to which a building system, equipment, or material is favorable, attractive, or the degree to which intrinsic community value is added.

1 to 10 Rating: 1 = Low Desirability; 10 = High Desirability

Weighted least heavily in the priority score rating

Reserve Inventory		Life Analysis	Condition, Impact on Livability, and Desirability Ratings			Priority
Line Item	Reserve Component Listed by Priority	Remaining Useful Life	Condition Rating	Impact on Livability Rating	Desirability Rating	Priority Score
3	Paint Finishes, Exterior, Skyway, 7th Street	1	1	6	3	**103**
5	Roof, 12th Floor, Pool Deck Terrace, Common, Capital Repairs	1	3	8	6	**102**
48	Pump, Fire Suppression, 75-HP (Incl. Controller)	6	4	10	3	**102**
6	Roof, Skyway, 7th Street	8	4	9	7	**101**
7	Roofs, Tower, Built-Up (Incl. Skylights)	30	5	9	9	**96**
41	Fire Suppression, Automatic Sprinkler System, Capital Repairs	6	5	10	4	**96**
59	Concrete Garage Floors P9-P11, Capital Repairs and Traffic Membrane	9	4	8	5	**94**
47	Pumps, HVAC, Core Loop, 25-HP, Phased Replacement	10	5	9	4	**91**
11	Windows, Skybridge Atrium, Shared at 50% MPR	6	4	7	6	**90**
12	Windows, Skyway, 7th Street, Remaining	6	4	7	6	**90**
45	Pipes, Riser Sections and Common Plumbing, Partial Replacement	1	5	8	8	**90**
4	Roof, 12th Floor, Patios, West Elevation, Underlying Membrane	3	5	8	6	**88**
44	Laundry Equipment, Phased Replacement	3	5	7	8	**85**
60	Garage Gates and Operators, P8	5	5	7	8	**85**
13	Windows, Tower, Common	6	5	7	7	**84**
43	Heat Exchanger, Plate and Frame, HVAC	15	6	9	4	**84**
46	Pump, Domestic Cold Water, 15-HP (Incl. Controls)	13	6	9	4	**84**
37	Elevator Modernization, Traction, Controls	15	6	8	8	**83**
38	Elevator Modernization, Traction, Hoist and Motors	10	6	8	8	**83**
39	Exhaust Fans, Kitchen, Bathroom and Stairs, Phased Replacement	2	5	7	6	**83**
10	Walls, Masonry, Capital Repairs (Incl. Balcony Overhangs)	6	6	8	7	**82**
53	Trash Compactor	3	4	6	3	**82**
54	Variable Frequency Drives	11	4	6	3	**82**
55	Vehicle, Honda Rubicon	5	4	6	3	**82**
57	Pool Liner, Fiberglass	13	6	8	7	**82**
58	Acoustical Tile and Grid System, Garage, P11	9	4	6	3	**82**
8	Sealants, at Windows, Doors, and Control Joints	6	7	9	8	**81**
50	Security System, Surveillance, Phased Replacement	4	5	6	8	**80**
17	Floor Coverings, Carpet	3	3	3	7	**78**
30	Wall Coverings	3	3	3	7	**78**
52	Trash Chute and Doors	20	5	6	6	**78**
34	Air Handling Units, Split Systems, Common, 2.5- to 4-Ton, Phased Replacement	3	5	6	5	**77**
63	Railings, Garage Levels P8-P11, Replacement	6	5	6	5	**77**
36	Electrical System, Thermoscans and Capital Repairs	4	5	6	4	**76**
32	Air Handling Units, Make-Up-Air Unit, Hallways and Lobby, Phased	4	6	6	7	**72**
35	Doors, Automatic Openers, Partially Shared	11	5	5	5	**72**
23	Paint Finishes, Hallways and Elevator Lobbies	13	4	3	7	**71**
31	Air Handling Units, Fan Coil Units, Common	8	5	5	4	**71**
40	Fire Detection, Control Panel and Emergency Devices	22	9	10	5	**69**

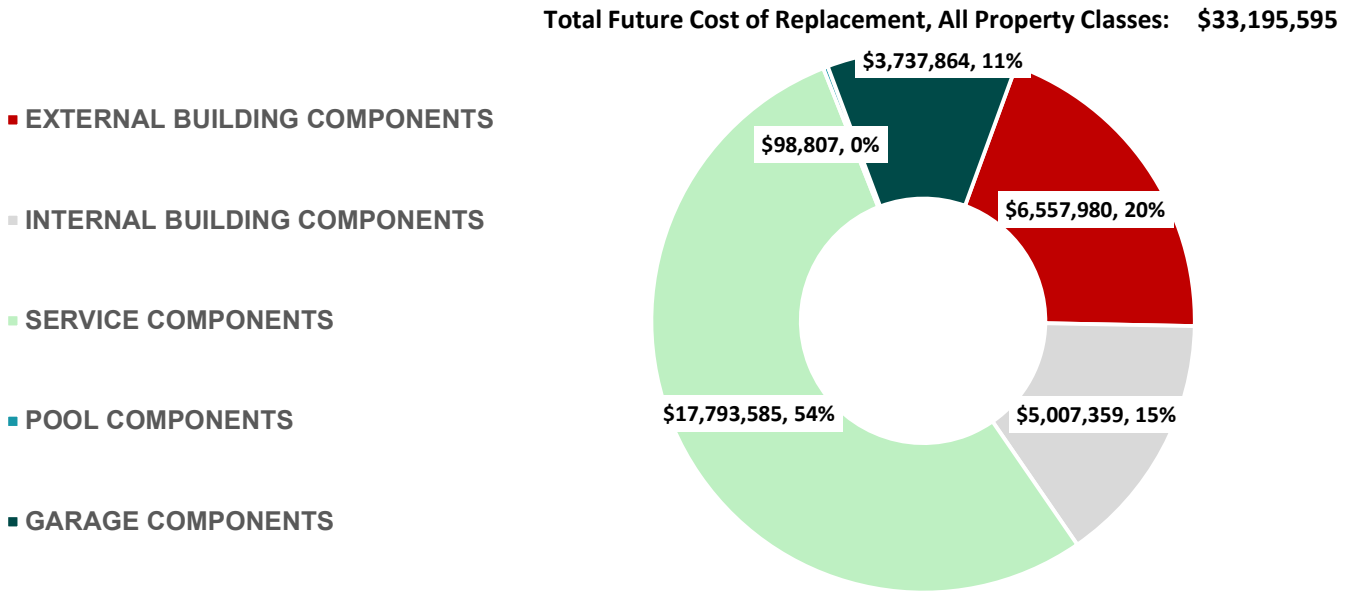
PRIORITY SCORING SYSTEM
CONTINUED

Reserve Inventory		Life Analysis	Condition, Impact on Livability, and Desirability Ratings			Priority
Line Item	Reserve Component Listed by Priority	Remaining Useful Life	Condition Rating	Impact on Livability Rating	Desirability Rating	Priority Score
42	Generator, Emergency, Common, Diesel, 350-kW (Incl. Transfer Switch and Fuel Tank)	30	8	9	3	**69**
19	Light Fixtures, Interior, Hallways and Stairwells	13	5	4	6	**68**
21	Mailboxes	13	5	4	5	**67**
2	Doors, Glass, Front Entry and 12th Floor Plaza	6	6	5	5	**65**
28	Skybridge Atrium, Renovation, Shared at 50% MPR	2	4	2	5	**64**
61	Light Fixtures, Garage, P8-P11	20	7	6	6	**64**
22	Office, Renovations	3	4	2	4	**63**
27	Sauna, Renovation	19	5	3	6	**63**
24	Paint Finishes, Stairwells	3	4	2	3	**62**
26	Rental Unit, Renovations	7	4	2	2	**61**
9	Signage, Illuminated and Metal Lettering	6	6	4	5	**60**
51	Tanks, Storage, Domestic Hot Water, 200-Gallon	27	9	8	6	**60**
18	Laundry Rooms, Renovations	9	5	2	5	**57**
29	Skyway, 7th Street, Renovation	7	5	2	5	**57**
49	Security System, FOB Access	16	9	7	8	**57**
1	Awnings, Canvas and Frames	11	6	3	6	**56**
20	Lobby, Renovations	15	6	3	6	**56**
56	Pool Furniture	7	7	4	7	**55**
25	Party Room, Renovations (Incl. Restroom)	17	7	3	7	**50**
14	Elevator Cab Finishes	22	7	3	6	**49**
33	Air Handling Unit, Packaged, 12.5-Ton, Skybridge Atrium and Skyway, Shared at 50% with MPR (Incl. Fan)	21	9	6	5	**49**
62	Railings, Garage Levels P8-P11, Paint Finishes and Capital Repairs	14	9	6	5	**49**
15	Exercise Equipment	9	10	5	7	**39**
16	Fitness Room, Renovation (Incl. Restrooms)	19	10	2	7	**24**

PRIORITY SCORING SYSTEM

QUANTITY AND COST PROJECTIONS FOR NEXT 30-YEARS

Graph Illustrates Total Future Cost of Replacement By Property Class



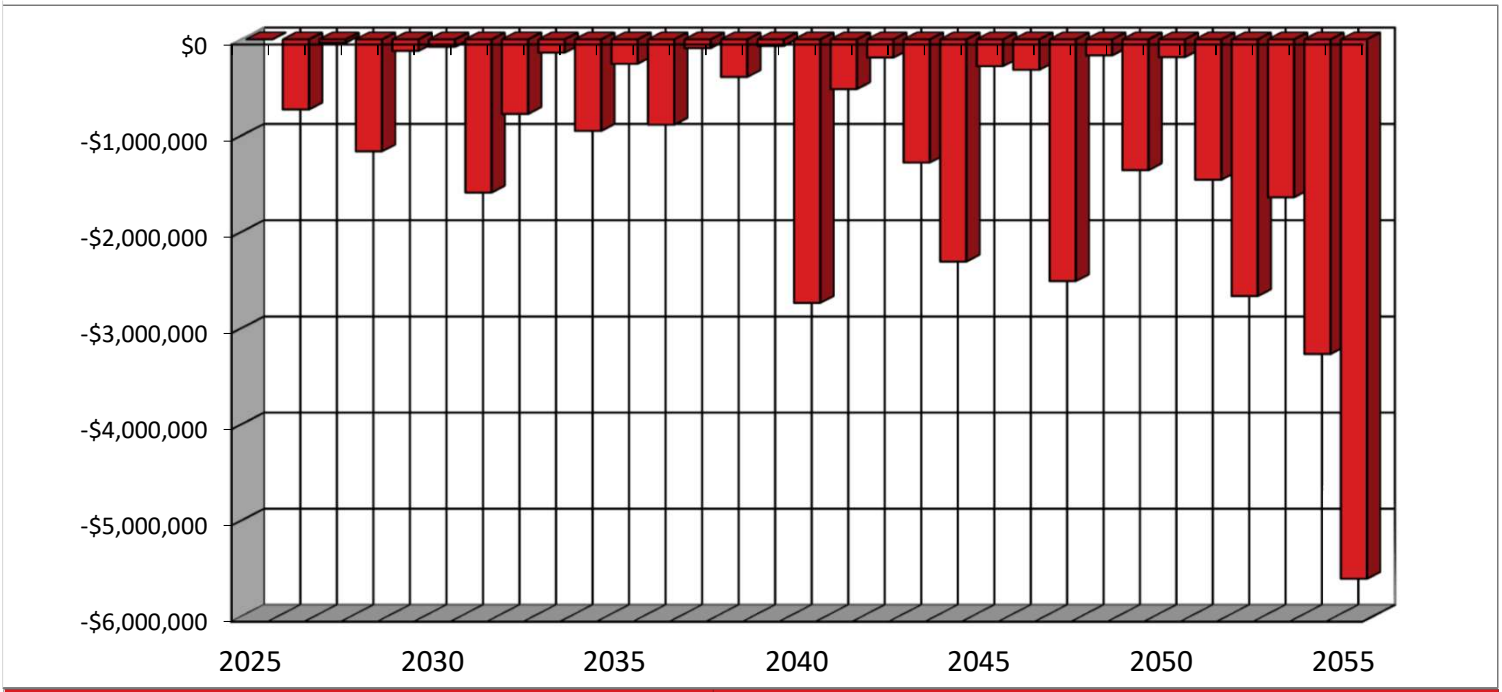
Reserve Inventory		Replacement Quantities			Replacement Costs		
Line Item	Reserve Component Listed by Property Class	Units	Per Phase	Total for 30-Years	Unit Cost	Current Cost Per Phase	Total Future Cost
	EXTERNAL BUILDING COMPONENTS						
1	Awnings, Canvas and Frames	Each	4	8	$4,200.00	$16,800	$74,630
2	Doors, Glass, Front Entry and 12th Floor Plaza	Each	5	5	$6,000.00	$30,000	$37,741
3	Paint Finishes, Exterior, Skyway, 7th Street	Allowance	1	3	$25,000.00	$25,000	$132,147
4	Roof, 12th Floor, Patios, West Elevation, Underlying Membrane	Square Feet	1,415	1,415	$82.00	$116,030	$130,142
5	Roof, 12th Floor, Pool Deck Terrace, Common, Capital Repairs	Square Feet	7,775	15,550	$26.40	$205,260	$591,841
6	Roof, Skyway, 7th Street	Squares	13	13	$3,000.00	$39,000	$52,965
7	Roofs, Tower, Built-Up (Incl. Skylights)	Squares	140	140	$2,900.00	$406,000	$1,279,359
8	Sealants, at Windows, Doors, and Control Joints	Linear Feet	24,910	74,730	$12.00	$298,920	$1,913,150
9	Signage, Illuminated and Metal Lettering	Allowance	1	2	$18,000.00	$18,000	$71,316
10	Walls, Masonry, Capital Repairs (Incl. Balcony Overhangs)	Square Feet	90,730	272,190	$3.40	$308,482	$1,974,349
11	Windows, Skybridge Atrium, Shared at 50% MPR	Square Feet	1,045	1,045	$37.50	$39,188	$49,299
12	Windows, Skyway, 7th Street, Remaining	Square Feet	1,509	1,509	$86.00	$129,800	$163,293
13	Windows, Tower, Common	Square Feet	930	930	$75.00	$69,750	$87,748
	INTERNAL BUILDING COMPONENTS						
14	Elevator Cab Finishes	Each	2	2	$26,000.00	$52,000	$120,655
15	Exercise Equipment	Allowance	1	3	$30,000.00	$30,000	$195,377
16	Fitness Room, Renovation (Incl. Restrooms)	Allowance	1	1	$40,000.00	$40,000	$82,748
17	Floor Coverings, Carpet	Square Yards	3,135	9,405	$85.00	$266,475	$1,520,561
18	Laundry Rooms, Renovations	Each	16	16	$4,000.00	$64,000	$90,307
19	Light Fixtures, Interior, Hallways and Stairwells	Each	343	343	$120.00	$41,160	$67,683
20	Lobby, Renovations	Allowance	1	1	$40,000.00	$40,000	$71,006
21	Mailboxes	Each	246	246	$150.00	$36,900	$60,678
22	Office, Renovations	Allowance	1	2	$8,500.00	$8,500	$30,025
23	Paint Finishes, Hallways and Elevator Lobbies	Square Feet	40,330	40,330	$1.20	$48,396	$79,581
24	Paint Finishes, Stairwells	Square Feet	20,230	40,460	$1.50	$30,345	$107,191
25	Party Room, Renovations (Incl. Restroom)	Allowance	1	1	$67,000.00	$67,000	$128,392
26	Rental Unit, Renovations	Allowance	1	1	$42,000.00	$42,000	$54,898
27	Sauna, Renovation	Each	1	1	$30,000.00	$30,000	$62,061
28	Skybridge Atrium, Renovation, Shared at 50% MPR	Allowance	1	2	$11,500.00	$11,500	$39,098
29	Skyway, 7th Street, Renovation	Allowance	1	2	$30,000.00	$30,000	$123,496
30	Wall Coverings	Square Feet	78,990	157,980	$7.00	$552,930	$2,173,602

QUANTITY AND COST PROJECTIONS FOR NEXT 30-YEARS CONTINUED

Reserve Inventory		Replacement Quantities			Replacement Costs		
Line Item	Reserve Component Listed by Property Class	Units	Per Phase	Total for 30-Years	Unit Cost	Current Cost Per Phase	Total Future Cost
	SERVICE COMPONENTS						
31	Air Handling Units, Fan Coil Units, Common	Each	7	7	$5,800.00	$40,600	$55,138
32	Air Handling Units, Make-Up-Air Unit, Hallways and Lobby, Phased	Each	1	2	$67,500.00	$67,500	$235,282
33	Air Handling Unit, Packaged, 12.5-Ton, Skybridge Atrium and Skyway, Shared at 50% with MPR (Incl. Fan)	Each	1	1	$33,544.33	$33,544	$74,911
34	Air Handling Units, Split Systems, Common, 2.5- to 4-Ton, Phased Replacement	Each	1	3	$9,000.00	$9,000	$48,391
35	Doors, Automatic Openers, Partially Shared	Each	4	4	$5,700.00	$22,800	$34,730
36	Electrical System, Thermoscans and Capital Repairs	Allowance	1	3	$17,000.00	$17,000	$100,789
37	Elevator Modernization, Traction, Controls	Each	2	2	$240,000.00	$480,000	$852,068
38	Elevator Modernization, Traction, Hoist and Motors	Each	2	2	$70,000.00	$140,000	$205,250
39	Exhaust Fans, Kitchen, Bathroom and Stairs, Phased Replacement	Each	3	32	$3,500.00	$11,083	$211,619
40	Fire Detection, Control Panel and Emergency Devices	System	1	1	$430,000.00	$430,000	$997,724
41	Fire Suppression, Automatic Sprinkler System, Capital Repairs	Allowance	1	2	$73,000.00	$73,000	$254,860
42	Generator, Emergency, Common, Diesel, 350-kW (Incl. Transfer Switch and Fuel Tank)	Each	1	1	$190,000.00	$190,000	$598,715
43	Heat Exchanger, Plate and Frame, HVAC	Each	5	5	$44,000.00	$220,000	$390,531
44	Laundry Equipment, Phased Replacement	Each	24	235	$1,050.00	$24,675	$489,505
45	Pipes, Riser Sections and Common Plumbing, Partial Replacement	Riser Sections	236	2,600	$2,115.00	$499,909	$12,170,409
46	Pump, Domestic Cold Water, 15-HP (Incl. Controls)	Each	2	2	$26,000.00	$52,000	$85,508
47	Pumps, HVAC, Core Loop, 25-HP, Phased Replacement	Each	1	3	$22,500.00	$22,500	$127,152
48	Pump, Fire Suppression, 75-HP (Incl. Controller)	Each	1	1	$110,000.00	$110,000	$138,384
49	Security System, FOB Access	Card Readers	18	18	$2,125.00	$38,250	$70,547
50	Security System, Surveillance, Phased Replacement	Cameras	5	30	$1,500.00	$7,500	$89,184
51	Tanks, Storage, Domestic Hot Water, 200-Gallon	Each	3	3	$18,200.00	$54,600	$153,395
52	Trash Chute and Doors	Floors	27	27	$3,300.00	$89,100	$191,509
53	Trash Compactor	Each	1	2	$18,000.00	$18,000	$72,731
54	Variable Frequency Drives	Each	3	6	$7,000.00	$21,000	$95,678
55	Vehicle, Honda Rubicon	Each	1	2	$13,000.00	$13,000	$49,573
	POOL COMPONENTS						
56	Pool Furniture	Allowance	1	3	$10,000.00	$10,000	$60,328
57	Pool Liner, Fiberglass	Hor. Sq. Ft.	390	390	$60.00	$23,400	$38,478
	GARAGE COMPONENTS						
58	Acoustical Tile and Grid System, Garage, P11	Square Feet	4,365	4,365	$9.00	$39,285	$55,433
59	Concrete Garage Floors P9-P11, Capital Repairs and Traffic Membrane	Square Feet	71,110	213,330	$7.00	$497,770	$3,241,768
60	Garage Gates and Operators, P8	Sets	2	4	$15,000.00	$30,000	$130,858
61	Light Fixtures, Garage, P8-P11	Each	63	63	$300.00	$18,900	$40,623
62	Railings, Garage Levels P8-P11, Paint Finishes and Capital Repairs	Linear Feet	1,125	3,375	$9.67	$10,880	$78,118
63	Railings, Garage Levels P8-P11, Replacement	Linear Feet	1,125	1,125	$135.00	$151,875	$191,064
	OTHER COMPONENTS						
64	Contingency Allowance	Allowance	1	30	$10,000.00	$10,000	$573,083
65	Additional Reserve Contributions	Allowance	1	1	-$42,000.00	-$42,000	-$42,000

LIFE ANALYSIS AND CONDITION ASSESSMENT

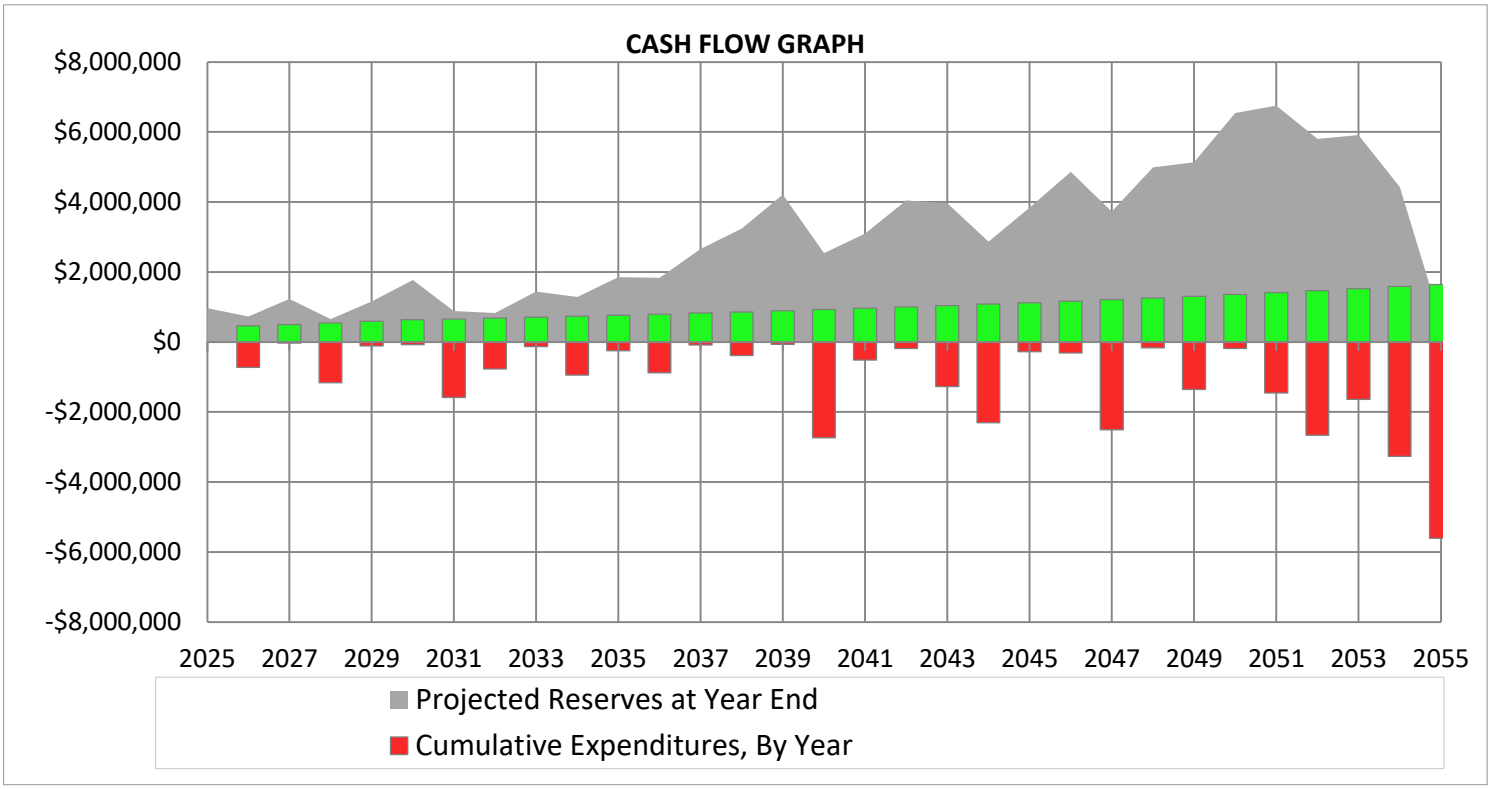
Graph Illustrates Reserve Expenses Per Year, Displaying Years 1-30



Reserve Inventory		Life Analysis and Condition Assessment				
Line Item	Reserve Component Listed by Property Class	Useful life	Remaining Useful Life	Estimated 1st Replacement Year	Estimated Current Age	Current Condition
	EXTERNAL BUILDING COMPONENTS					
1	Awnings, Canvas and Frames	to 20	11	2036	5	Good
2	Doors, Glass, Front Entry and 12th Floor Plaza	to 30	6	2031	Varies	Good
3	Paint Finishes, Exterior, Skyway, 7th Street	to 12	1	2026	12	Poor
4	Roof, 12th Floor, Patios, West Elevation, Underlying Membrane	to 35+	3	2028	to 43	Fair
5	Roof, 12th Floor, Pool Deck Terrace, Common, Capital Repairs	to 15	1	2026	to 43	Fair
6	Roof, Skyway, 7th Street	20 to 25	8	2033	Not Available	Fair
7	Roofs, Tower, Built-Up (Incl. Skylights)	to 30	30	2055	23	Fair
8	Sealants, at Windows, Doors, and Control Joints	8 to 12	6	2031	6	Good
9	Signage, Illuminated and Metal Lettering	to 20	6	2031	Not Available	Good
10	Walls, Masonry, Capital Repairs (Incl. Balcony Overhangs)	8 to 12	6	2031	6	Good
11	Windows, Skybridge Atrium, Shared at 50% MPR	to 45+	6	2031	43	Fair
12	Windows, Skyway, 7th Street, Remaining	to 45+	6	2031	to 43	Fair
13	Windows, Tower, Common	35 to 45	6	2031	43	Fair
	INTERNAL BUILDING COMPONENTS					
14	Elevator Cab Finishes	25 to 30	22	2047	6	Good
15	Exercise Equipment	6 to 15	9	2034	1	Very Good
16	Fitness Room, Renovation (Incl. Restrooms)	to 20	19	2044	1	Very Good
17	Floor Coverings, Carpet	8 to 12	3	2028	14	Fair
18	Laundry Rooms, Renovations	to 25	9	2034	Varies	Fair
19	Light Fixtures, Interior, Hallways and Stairwells	20 to 25	13	2038	Not Available	Fair
20	Lobby, Renovations	15 to 25	15	2040	Varies	Good
21	Mailboxes	to 35	13	2038	Not Available	Fair
22	Office, Renovations	15 to 25	3	2028	Not Available	Fair
23	Paint Finishes, Hallways and Elevator Lobbies	to 20+	13	2038	Varies	Fair
24	Paint Finishes, Stairwells	15 to 20	3	2028	Not Available	Fair
25	Party Room, Renovations (Incl. Restroom)	to 20	17	2042	3+	Good
26	Rental Unit, Renovations	to 25	7	2032	Not Available	Fair
27	Sauna, Renovation	30 to 40	19	2044	to 43	Fair
28	Skybridge Atrium, Renovation, Shared at 50% MPR	to 20	2	2027	Not Available	Fair
29	Skyway, 7th Street, Renovation	to 20	7	2032	Not Available	Fair
30	Wall Coverings	to 20	3	2028	>20	Fair

Reserve Inventory		Life Analysis and Condition Assessment				
Line Item	Reserve Component Listed by Property Class	Useful life	Remaining Useful Life	Estimated 1st Replacement Year	Estimated Current Age	Current Condition
	SERVICE COMPONENTS					
31	Air Handling Units, Fan Coil Units, Common	30 to 35	8	2033	to 43	Fair
32	Air Handling Units, Make-Up-Air Unit, Hallways and Lobby, Phased	to 30+	4	2029	Varies	Good
33	Air Handling Unit, Packaged, 12.5-Ton, Skybridge Atrium and Skyway, Shared at 50% with MPR (Incl. Fan)	20 to 25	21	2046	1	Very Good
34	Air Handling Units, Split Systems, Common, 2.5- to 4-Ton, Phased Replacement	15 to 20	3	2028	4, 15	Fair
35	Doors, Automatic Openers, Partially Shared	to 20	11	2036	Not Available	Fair
36	Electrical System, Thermoscans and Capital Repairs	10 to 15	4	2029	to 43	Fair
37	Elevator Modernization, Traction, Controls	to 35	15	2040	19	Good
38	Elevator Modernization, Traction, Hoist and Motors	to 50+	10	2035	43	Good
39	Exhaust Fans, Kitchen, Bathroom and Stairs, Phased Replacement	15 to 20	2	2027	Varies	Fair
40	Fire Detection, Control Panel and Emergency Devices	15 to 25	22	2047	2	Very Good
41	Fire Suppression, Automatic Sprinkler System, Capital Repairs	to 15	6	2031	to 43	Fair
42	Generator, Emergency, Common, Diesel, 350-kW (Incl. Transfer Switch and Fuel Tank)	30 to 35	30	2055	4	Good
43	Heat Exchanger, Plate and Frame, HVAC	25 to 35	15	2040	22	Good
44	Laundry Equipment, Phased Replacement	10 to 15	3	2028	Varies	Fair
45	Pipes, Riser Sections and Common Plumbing, Partial Replacement	to 75+	1	2026	to 43	Fair
46	Pump, Domestic Cold Water, 15-HP (Incl. Controls)	to 25	13	2038	<12	Good
47	Pumps, HVAC, Core Loop, 25-HP, Phased Replacement	20 to 30	10	2035	Varies	Fair
48	Pump, Fire Suppression, 75-HP (Incl. Controller)	to 50	6	2031	43	Fair
49	Security System, FOB Access	15 to 20	16	2041	2	Very Good
50	Security System, Surveillance, Phased Replacement	10 to 15	4	2029	Varies	Fair
51	Tanks, Storage, Domestic Hot Water, 200-Gallon	to 30	27	2052	2 to 4	Very Good
52	Trash Chute and Doors	50+	20	2045	43	Fair
53	Trash Compactor	20 to 25	3	2028	22	Fair
54	Variable Frequency Drives	to 20	11	2036	5 to 7	Fair
55	Vehicle, Honda Rubicon	to 20	5	2030	Not Available	Fair
	POOL COMPONENTS					
56	Pool Furniture	to 12	7	2032	3	Good
57	Pool Liner, Fiberglass	20 to 30	13	2038	12	Good
	GARAGE COMPONENTS					
58	Acoustical Tile and Grid System, Garage, P11	to 30+	9	2034	Not Available	Fair
59	Concrete Garage Floors P9-P11, Capital Repairs and Traffic Membrane	8 to 12	9	2034	5+	Fair
60	Garage Gates and Operators, P8	20 to 25	5	2030	~30	Fair
61	Light Fixtures, Garage, P8-P11	25 to 30	20	2045	~10	Good
62	Railings, Garage Levels P8-P11, Paint Finishes and Capital Repairs	6 to 8	14	2039	Not Available	Very Good
63	Railings, Garage Levels P8-P11, Replacement	to 50	6	2031	43	Fair
	OTHER COMPONENTS					
64	Contingency Allowance	N/A	1	2026	ongoing	
65	Additional Reserve Contributions	N/A	30	2055	N/A	

30-YEAR CASH FLOW ANALYSIS DISPLAYING YEARS: 1-30



NOTE: 2025 includes funding data from 12/31/2025 - End of Fiscal Year

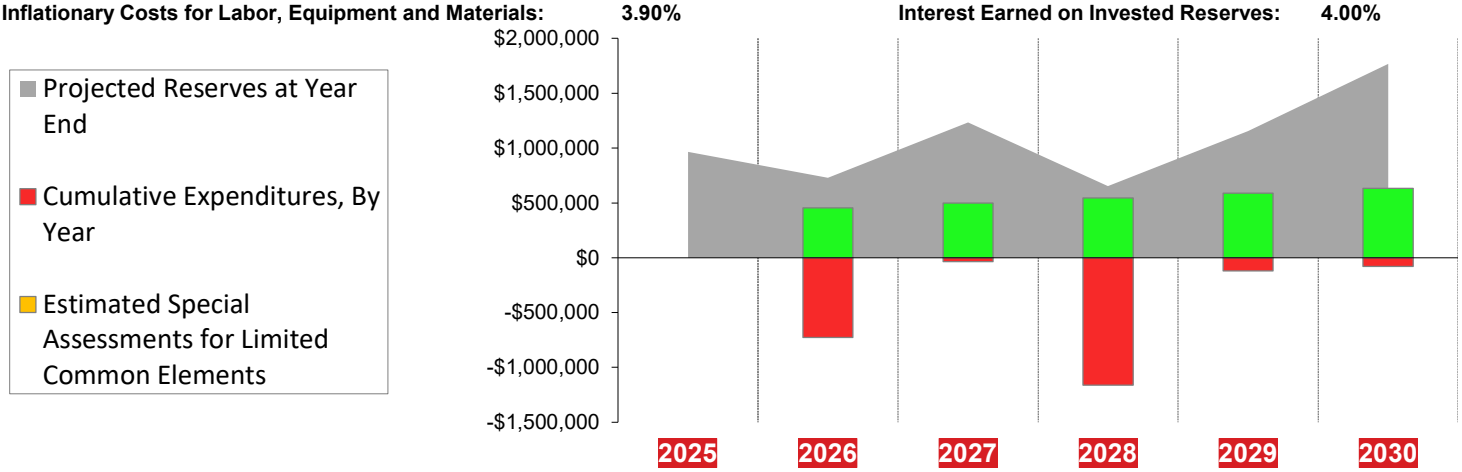
		Start Year	1	2	3	4	5	6	7	8	9	10
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
+	Reserves at Beginning of Year	$965,000	965,000	728,163	1,232,024	651,200	1,155,559	1,766,665	884,889	826,358	1,442,307	1,281,560
+	Suggested Reserve Contribution	$0	457,000	500,600	544,200	587,800	631,400	656,000	681,600	708,200	735,800	764,500
	Annual Reserve Adjustment (%)		10.6%	9.5%	8.7%	8.0%	7.4%	3.9%	3.9%	3.9%	3.9%	3.9%
+	Estimated Special Assessments for	$0	0	0	0	0	0	0	0	0	0	0
+	Estimated Interest Earned	$0	33,199	38,435	36,926	35,427	57,299	51,991	33,554	44,484	53,409	61,494
+	Cumulative Expenditure, By Year	$0	-727,036	-35,174	-1,161,950	-118,867	-77,593	-1,589,768	-773,684	-136,736	-949,956	-252,898
=	Projected Reserves at Year End	$965,000	728,163	1,232,024	651,200	1,155,559	1,766,665	884,889	826,358	1,442,307	1,281,560	1,854,656

		11	12	13	14	15	16	17	18	19	20
		2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
+	Reserves at Beginning of Year	1,854,656	1,835,400	2,658,324	3,242,035	4,211,663	2,533,930	3,090,391	4,041,473	3,958,128	2,863,628
+	Suggested Reserve Contribution	794,300	825,300	857,500	890,900	925,600	961,700	999,200	1,038,200	1,078,700	1,120,800
	Annual Reserve Adjustment (%)	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%
+	Estimated Special Assessments for Limited (	0	0	0	0	0	0	0	0	0	0
+	Estimated Interest Earned	72,354	88,112	115,693	146,151	132,267	110,281	139,840	156,855	133,760	131,412
+	Cumulative Expenditure, By Year	-885,910	-90,488	-389,481	-67,424	-2,735,599	-515,521	-187,957	-1,278,401	-2,306,960	-277,448
=	Projected Reserves at Year End	1,835,400	2,658,324	3,242,035	4,211,663	2,533,930	3,090,391	4,041,473	3,958,128	2,863,628	3,838,392

		21	22	23	24	25	26	27	28	29	30
		2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
+	Reserves at Beginning of Year	3,838,392	4,858,040	3,726,195	4,987,990	5,134,762	6,537,148	6,750,156	5,795,795	5,907,640	4,424,455
+	Suggested Reserve Contribution	1,164,500	1,209,900	1,257,100	1,306,100	1,357,000	1,409,900	1,464,900	1,522,000	1,581,400	1,643,100
	Annual Reserve Adjustment (%)	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%
+	Estimated Special Assessments for Limited (	0	0	0	0	0	0	0	0	0	0
+	Estimated Interest Earned	170,518	168,318	170,866	198,485	228,861	260,535	245,999	229,479	202,590	97,731
+	Cumulative Expenditure, By Year	-315,370	-2,510,063	-166,171	-1,357,813	-183,475	-1,457,427	-2,665,260	-1,639,634	-3,267,175	-5,605,440
=	Projected Reserves at Year End	4,858,040	3,726,195	4,987,990	5,134,762	6,537,148	6,750,156	5,795,795	5,907,640	4,424,455	559,847

DIVISION 1: YEARS 1-5 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: 3.90% **Interest Earned on Invested Reserves:** 4.00%



+	**Reserves at Beginning of Year**	**965,000**	**965,000**	**728,163**	**1,232,024**	**651,200**	**1,155,559**
+	**Suggested Reserve Contribution**		**457,000**	**500,600**	**544,200**	**587,800**	**631,400**
	Annual Reserve Adjustment (%)		**10.6%**	**9.5%**	**8.7%**	**8.0%**	**7.4%**
+	**Estimated Special Assessments for Limited Common Elements**						
+	**Estimated Interest Earned on Invested Reserves**		**33,199**	**38,435**	**36,926**	**35,427**	**57,299**
+	**Cumulative Expenses, By Year**		**-727,036**	**-35,174**	**-1,161,950**	**-118,867**	**-77,593**
=	**Projected Reserves at Year End**	**965,000**	**728,163**	**1,232,024**	**651,200**	**1,155,559**	**1,766,665**

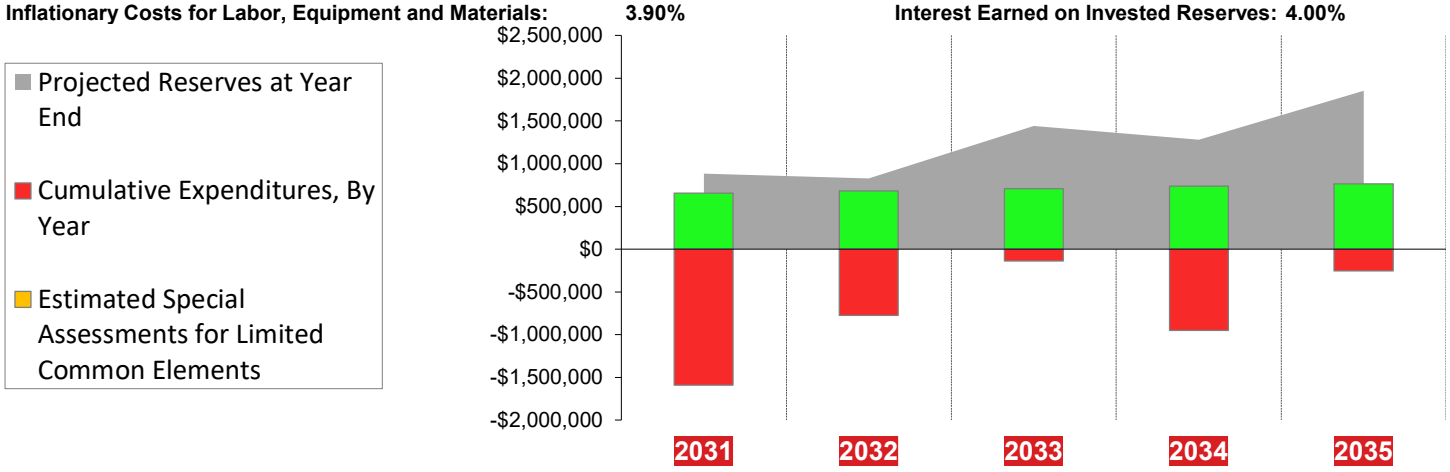
Line Item	Reserve Component Listed by Property Class	Year Start	1	2	3	4	5
		2025	**2026**	**2027**	**2028**	**2029**	**2030**
	EXTERNAL BUILDING COMPONENTS						
1	Awnings, Canvas and Frames						
2	Doors, Glass, Front Entry and 12th Floor Plaza						
3	Paint Finishes, Exterior, Skyway, 7th Street		25,975				
4	Roof, 12th Floor, Patios, West Elevation, Underlying Membrane				130,142		
5	Roof, 12th Floor, Pool Deck Terrace, Common, Capital Repairs		213,265				
6	Roof, Skyway, 7th Street						
7	Roofs, Tower, Built-Up (Incl. Skylights)						
8	Sealants, at Windows, Doors, and Control Joints						
9	Signage, Illuminated and Metal Lettering						
10	Walls, Masonry, Capital Repairs (Incl. Balcony Overhangs)						
11	Windows, Skybridge Atrium, Shared at 50% MPR						
12	Windows, Skyway, 7th Street, Remaining						
13	Windows, Tower, Common						
	INTERNAL BUILDING COMPONENTS						
14	Elevator Cab Finishes						
15	Exercise Equipment						
16	Fitness Room, Renovation (Incl. Restrooms)						
17	Floor Coverings, Carpet				298,884		
18	Laundry Rooms, Renovations						
19	Light Fixtures, Interior, Hallways and Stairwells						
20	Lobby, Renovations						
21	Mailboxes						
22	Office, Renovations				9,534		
23	Paint Finishes, Hallways and Elevator Lobbies						
24	Paint Finishes, Stairwells				34,036		
25	Party Room, Renovations (Incl. Restroom)						
26	Rental Unit, Renovations						
27	Sauna, Renovation						
28	Skybridge Atrium, Renovation, Shared at 50% MPR			12,414			
29	Skyway, 7th Street, Renovation						
30	Wall Coverings				620,179		

DIVISION 1: YEARS 1-5 OF CASH FLOW ANALYSIS
CONTINUED

Line Item	Reserve Component Listed by Property Class	Year Start	1	2	3	4	5
		2025	2026	2027	2028	2029	2030
	SERVICE COMPONENTS						
31	Air Handling Units, Fan Coil Units, Common						
32	Air Handling Units, Make-Up-Air Unit, Hallways and Lobby, Phased					78,662	
33	Air Handling Unit, Packaged, 12.5-Ton, Skybridge Atrium and Skyway, Shared at 50% with MPR (Incl. Fan)						
34	Air Handling Units, Split Systems, Common, 2.5- to 4-Ton, Phased Replacement				10,095		
35	Doors, Automatic Openers, Partially Shared						
36	Electrical System, Thermoscans and Capital Repairs					19,811	
37	Elevator Modernization, Traction, Controls						
38	Elevator Modernization, Traction, Hoist and Motors						
39	Exhaust Fans, Kitchen, Bathroom and Stairs, Phased Replacement			11,965			13,420
40	Fire Detection, Control Panel and Emergency Devices						
41	Fire Suppression, Automatic Sprinkler System, Capital Repairs						
42	Generator, Emergency, Common, Diesel, 350-kW (Incl. Transfer Switch and Fuel Tank)						
43	Heat Exchanger, Plate and Frame, HVAC						
44	Laundry Equipment, Phased Replacement				27,676		
45	Pipes, Riser Sections and Common Plumbing, Partial Replacement		519,406				
46	Pump, Domestic Cold Water, 15-HP (Incl. Controls)						
47	Pumps, HVAC, Core Loop, 25-HP, Phased Replacement						
48	Pump, Fire Suppression, 75-HP (Incl. Controller)						
49	Security System, FOB Access						
50	Security System, Surveillance, Phased Replacement					8,740	
51	Tanks, Storage, Domestic Hot Water, 200-Gallon						
52	Trash Chute and Doors						
53	Trash Compactor				20,189		
54	Variable Frequency Drives						
55	Vehicle, Honda Rubicon						15,741
	POOL COMPONENTS						
56	Pool Furniture						
57	Pool Liner, Fiberglass						
	GARAGE COMPONENTS						
58	Acoustical Tile and Grid System, Garage, P11						
59	Concrete Garage Floors P9-P11, Capital Repairs and Traffic Membrane						
60	Garage Gates and Operators, P8						36,324
61	Light Fixtures, Garage, P8-P11						
62	Railings, Garage Levels P8-P11, Paint Finishes and Capital Repairs						
63	Railings, Garage Levels P8-P11, Replacement						
	OTHER COMPONENTS						
64	Contingency Allowance		10,390	10,795	11,216	11,654	12,108
65	Additional Reserve Contributions		-42,000				

DIVISION 2: YEARS 6-10 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: 3.90% **Interest Earned on Invested Reserves: 4.00%**



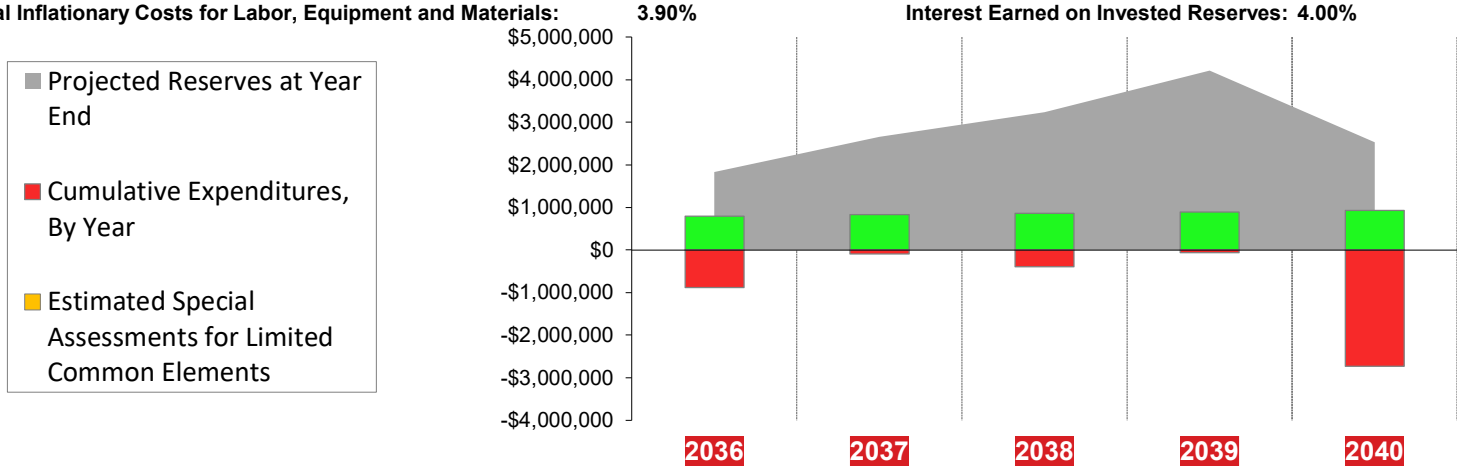
		2031	2032	2033	2034	2035
+	Reserves at Beginning of Year	1,766,665	884,889	826,358	1,442,307	1,281,560
+	Suggested Reserve Contribution	656,000	681,600	708,200	735,800	764,500
	Annual Reserve Adjustment (%)	3.9%	3.9%	3.9%	3.9%	3.9%
+	Estimated Special Assessments for Limited Common Elements					
+	Estimated Interest Earned on Invested Reserves	51,991	33,554	44,484	53,409	61,494
+	Cumulative Expenditure, By Year	-1,589,768	-773,684	-136,736	-949,956	-252,898
=	Projected Reserves at Year End	884,889	826,358	1,442,307	1,281,560	1,854,656
Line Item	Reserve Component Listed by Property Class	6	7	8	9	10
		2031	2032	2033	2034	2035
	EXTERNAL BUILDING COMPONENTS					
1	Awnings, Canvas and Frames					
2	Doors, Glass, Front Entry and 12th Floor Plaza	37,741				
3	Paint Finishes, Exterior, Skyway, 7th Street					
4	Roof, 12th Floor, Patios, West Elevation, Underlying Membrane					
5	Roof, 12th Floor, Pool Deck Terrace, Common, Capital Repairs					
6	Roof, Skyway, 7th Street			52,965		
7	Roofs, Tower, Built-Up (Incl. Skylights)					
8	Sealants, at Windows, Doors, and Control Joints	376,052				
9	Signage, Illuminated and Metal Lettering	22,645				
10	Walls, Masonry, Capital Repairs (Incl. Balcony Overhangs)	388,082				
11	Windows, Skybridge Atrium, Shared at 50% MPR	49,299				
12	Windows, Skyway, 7th Street, Remaining	163,293				
13	Windows, Tower, Common	87,748				
	INTERNAL BUILDING COMPONENTS					
14	Elevator Cab Finishes					
15	Exercise Equipment				42,331	
16	Fitness Room, Renovation (Incl. Restrooms)					
17	Floor Coverings, Carpet					
18	Laundry Rooms, Renovations				90,307	
19	Light Fixtures, Interior, Hallways and Stairwells					
20	Lobby, Renovations					
21	Mailboxes					
22	Office, Renovations					
23	Paint Finishes, Hallways and Elevator Lobbies					
24	Paint Finishes, Stairwells					
25	Party Room, Renovations (Incl. Restroom)					
26	Rental Unit, Renovations		54,898			
27	Sauna, Renovation					
28	Skybridge Atrium, Renovation, Shared at 50% MPR					
29	Skyway, 7th Street, Renovation		39,213			
30	Wall Coverings					

DIVISION 2: YEARS 6-10 OF CASH FLOW ANALYSIS CONTINUED

Line Item	Reserve Component Listed by Property Class	6	7	8	9	10
		2031	2032	2033	2034	2035
	SERVICE COMPONENTS					
31	Air Handling Units, Fan Coil Units, Common			55,138		
32	Air Handling Units, Make-Up-Air Unit, Hallways and Lobby, Phased					
33	Air Handling Unit, Packaged, 12.5-Ton, Skybridge Atrium and Skyway, Shared at 50% with MPR (Incl. Fan)					
34	Air Handling Units, Split Systems, Common, 2.5- to 4-Ton, Phased Replacement					
35	Doors, Automatic Openers, Partially Shared					
36	Electrical System, Thermoscans and Capital Repairs					
37	Elevator Modernization, Traction, Controls					
38	Elevator Modernization, Traction, Hoist and Motors					205,250
39	Exhaust Fans, Kitchen, Bathroom and Stairs, Phased Replacement			15,052		
40	Fire Detection, Control Panel and Emergency Devices					
41	Fire Suppression, Automatic Sprinkler System, Capital Repairs	91,837				
42	Generator, Emergency, Common, Diesel, 350-kW (Incl. Transfer Switch and Fuel Tank)					
43	Heat Exchanger, Plate and Frame, HVAC					
44	Laundry Equipment, Phased Replacement	31,042			34,817	
45	Pipes, Riser Sections and Common Plumbing, Partial Replacement		653,431			
46	Pump, Domestic Cold Water, 15-HP (Incl. Controls)					
47	Pumps, HVAC, Core Loop, 25-HP, Phased Replacement					32,987
48	Pump, Fire Suppression, 75-HP (Incl. Controller)	138,384				
49	Security System, FOB Access					
50	Security System, Surveillance, Phased Replacement				10,583	
51	Tanks, Storage, Domestic Hot Water, 200-Gallon					
52	Trash Chute and Doors					
53	Trash Compactor					
54	Variable Frequency Drives					
55	Vehicle, Honda Rubicon					
	POOL COMPONENTS					
56	Pool Furniture		13,071			
57	Pool Liner, Fiberglass					
	GARAGE COMPONENTS					
58	Acoustical Tile and Grid System, Garage, P11				55,433	
59	Concrete Garage Floors P9-P11, Capital Repairs and Traffic Membrane				702,374	
60	Garage Gates and Operators, P8					
61	Light Fixtures, Garage, P8-P11					
62	Railings, Garage Levels P8-P11, Paint Finishes and Capital Repairs					
63	Railings, Garage Levels P8-P11, Replacement	191,064				
	OTHER COMPONENTS					
64	Contingency Allowance	12,580	13,071	13,581	14,110	14,661
65	Additional Reserve Contributions					

DIVISION 3: YEARS 11-15 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: 3.90% **Interest Earned on Invested Reserves: 4.00%**



		2036	2037	2038	2039	2040
+	Reserves at Beginning of Year	1,854,656	1,835,400	2,658,324	3,242,035	4,211,663
+	Suggested Reserve Contribution	794,300	825,300	857,500	890,900	925,600
	Annual Reserve Adjustment (%)	3.9%	3.9%	3.9%	3.9%	3.9%
+	Estimated Special Assessments for Limited Common Elements					
+	Estimated Interest Earned on Invested Reserves	72,354	88,112	115,693	146,151	132,267
+	Cumulative Expenditure, By Year	-885,910	-90,488	-389,481	-67,424	-2,735,599
=	Projected Reserves at Year End	1,835,400	2,658,324	3,242,035	4,211,663	2,533,930

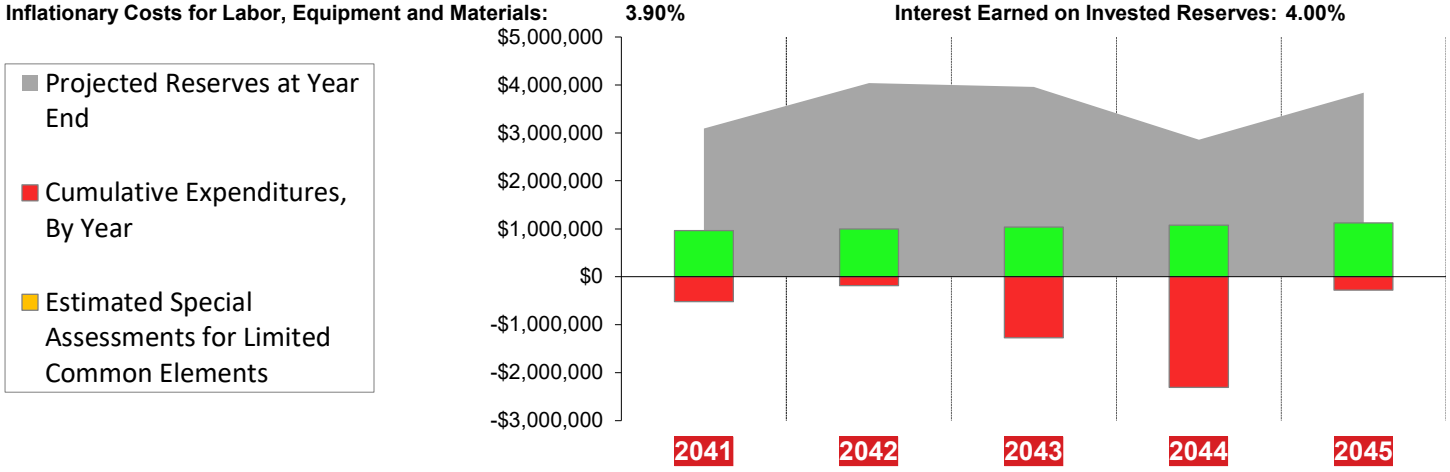
Line Item	Reserve Component Listed by Property Class	11	12	13	14	15
		2036	2037	2038	2039	2040
	EXTERNAL BUILDING COMPONENTS					
1	Awnings, Canvas and Frames	25,591				
2	Doors, Glass, Front Entry and 12th Floor Plaza					
3	Paint Finishes, Exterior, Skyway, 7th Street			41,109		
4	Roof, 12th Floor, Patios, West Elevation, Underlying Membrane					
5	Roof, 12th Floor, Pool Deck Terrace, Common, Capital Repairs					
6	Roof, Skyway, 7th Street					
7	Roofs, Tower, Built-Up (Incl. Skylights)					
8	Sealants, at Windows, Doors, and Control Joints					
9	Signage, Illuminated and Metal Lettering					
10	Walls, Masonry, Capital Repairs (Incl. Balcony Overhangs)					
11	Windows, Skybridge Atrium, Shared at 50% MPR					
12	Windows, Skyway, 7th Street, Remaining					
13	Windows, Tower, Common					
	INTERNAL BUILDING COMPONENTS					
14	Elevator Cab Finishes					
15	Exercise Equipment					
16	Fitness Room, Renovation (Incl. Restrooms)					
17	Floor Coverings, Carpet					473,031
18	Laundry Rooms, Renovations					
19	Light Fixtures, Interior, Hallways and Stairwells			67,683		
20	Lobby, Renovations					71,006
21	Mailboxes			60,678		
22	Office, Renovations					
23	Paint Finishes, Hallways and Elevator Lobbies			79,581		
24	Paint Finishes, Stairwells					
25	Party Room, Renovations (Incl. Restroom)					
26	Rental Unit, Renovations					
27	Sauna, Renovation					
28	Skybridge Atrium, Renovation, Shared at 50% MPR					
29	Skyway, 7th Street, Renovation					
30	Wall Coverings					

DIVISION 3: YEARS 11-15 OF CASH FLOW ANALYSIS CONTINUED

Line Item	Reserve Component Listed by Property Class	11	12	13	14	15
		2036	2037	2038	2039	2040
	SERVICE COMPONENTS					
31	Air Handling Units, Fan Coil Units, Common					
32	Air Handling Units, Make-Up-Air Unit, Hallways and Lobby, Phased					
33	Air Handling Unit, Packaged, 12.5-Ton, Skybridge Atrium and Skyway, Shared at 50% with MPR (Incl. Fan)					
34	Air Handling Units, Split Systems, Common, 2.5- to 4-Ton, Phased Replacement					
35	Doors, Automatic Openers, Partially Shared	34,730				
36	Electrical System, Thermoscans and Capital Repairs					
37	Elevator Modernization, Traction, Controls					852,068
38	Elevator Modernization, Traction, Hoist and Motors					
39	Exhaust Fans, Kitchen, Bathroom and Stairs, Phased Replacement	16,883			18,936	
40	Fire Detection, Control Panel and Emergency Devices					
41	Fire Suppression, Automatic Sprinkler System, Capital Repairs					
42	Generator, Emergency, Common, Diesel, 350-kW (Incl. Transfer Switch and Fuel Tank)					
43	Heat Exchanger, Plate and Frame, HVAC					390,531
44	Laundry Equipment, Phased Replacement		39,052			43,802
45	Pipes, Riser Sections and Common Plumbing, Partial Replacement	761,486				887,410
46	Pump, Domestic Cold Water, 15-HP (Incl. Controls)			85,508		
47	Pumps, HVAC, Core Loop, 25-HP, Phased Replacement		35,610			
48	Pump, Fire Suppression, 75-HP (Incl. Controller)					
49	Security System, FOB Access					
50	Security System, Surveillance, Phased Replacement				12,814	
51	Tanks, Storage, Domestic Hot Water, 200-Gallon					
52	Trash Chute and Doors					
53	Trash Compactor					
54	Variable Frequency Drives	31,988				
55	Vehicle, Honda Rubicon					
	POOL COMPONENTS					
56	Pool Furniture					
57	Pool Liner, Fiberglass			38,478		
	GARAGE COMPONENTS					
58	Acoustical Tile and Grid System, Garage, P11					
59	Concrete Garage Floors P9-P11, Capital Repairs and Traffic Membrane					
60	Garage Gates and Operators, P8					
61	Light Fixtures, Garage, P8-P11					
62	Railings, Garage Levels P8-P11, Paint Finishes and Capital Repairs				18,589	
63	Railings, Garage Levels P8-P11, Replacement					
	OTHER COMPONENTS					
64	Contingency Allowance	15,232	15,827	16,444	17,085	17,751
65	Additional Reserve Contributions					

DIVISION 4: YEARS 16-20 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: 3.90% **Interest Earned on Invested Reserves: 4.00%**



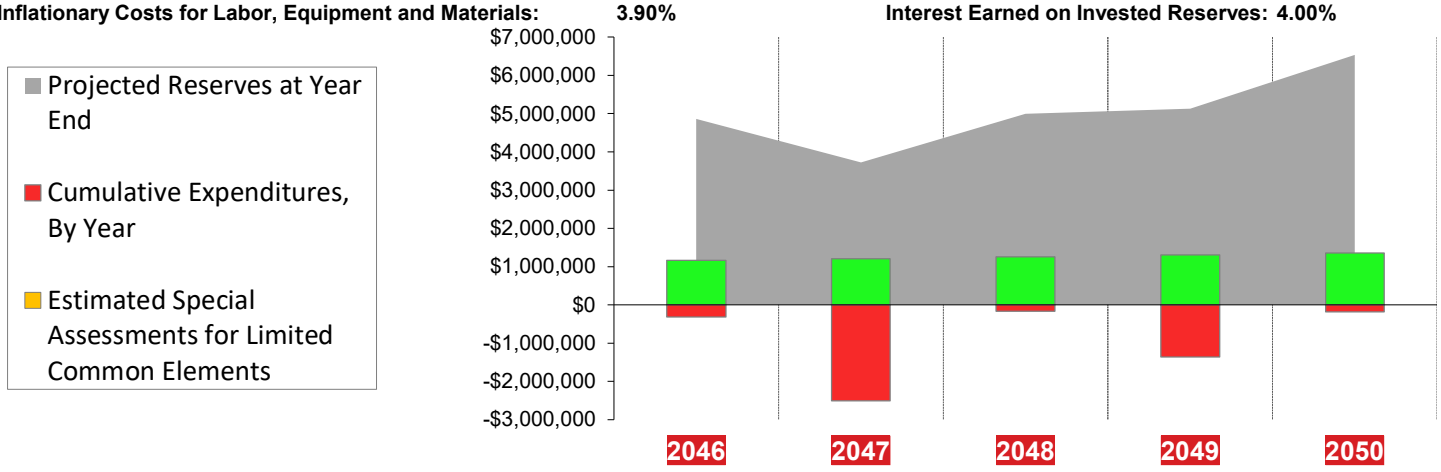
		2041	2042	2043	2044	2045
+	Reserves at Beginning of Year	2,533,930	3,090,391	4,041,473	3,958,128	2,863,628
+	Suggested Reserve Contribution	961,700	999,200	1,038,200	1,078,700	1,120,800
	Annual Reserve Adjustment (%)	3.9%	3.9%	3.9%	3.9%	3.9%
+	Estimated Special Assessments for Limited Common Elements					
+	Estimated Interest Earned on Invested Reserves	110,281	139,840	156,855	133,760	131,412
+	Cumulative Expenditure, By Year	-515,521	-187,957	-1,278,401	-2,306,960	-277,448
=	Projected Reserves at Year End	3,090,391	4,041,473	3,958,128	2,863,628	3,838,392
Line Item	Reserve Component Listed by Property Class	16	17	18	19	20
		2041	2042	2043	2044	2045
	EXTERNAL BUILDING COMPONENTS					
1	Awnings, Canvas and Frames					
2	Doors, Glass, Front Entry and 12th Floor Plaza					
3	Paint Finishes, Exterior, Skyway, 7th Street					
4	Roof, 12th Floor, Patios, West Elevation, Underlying Membrane					
5	Roof, 12th Floor, Pool Deck Terrace, Common, Capital Repairs	378,576				
6	Roof, Skyway, 7th Street					
7	Roofs, Tower, Built-Up (Incl. Skylights)					
8	Sealants, at Windows, Doors, and Control Joints			595,161		
9	Signage, Illuminated and Metal Lettering					
10	Walls, Masonry, Capital Repairs (Incl. Balcony Overhangs)			614,200		
11	Windows, Skybridge Atrium, Shared at 50% MPR					
12	Windows, Skyway, 7th Street, Remaining					
13	Windows, Tower, Common					
	INTERNAL BUILDING COMPONENTS					
14	Elevator Cab Finishes					
15	Exercise Equipment				62,061	
16	Fitness Room, Renovation (Incl. Restrooms)				82,748	
17	Floor Coverings, Carpet					
18	Laundry Rooms, Renovations					
19	Light Fixtures, Interior, Hallways and Stairwells					
20	Lobby, Renovations					
21	Mailboxes					
22	Office, Renovations					
23	Paint Finishes, Hallways and Elevator Lobbies					
24	Paint Finishes, Stairwells					
25	Party Room, Renovations (Incl. Restroom)		128,392			
26	Rental Unit, Renovations					
27	Sauna, Renovation				62,061	
28	Skybridge Atrium, Renovation, Shared at 50% MPR					
29	Skyway, 7th Street, Renovation					
30	Wall Coverings					

DIVISION 4: YEARS 16-20 OF CASH FLOW ANALYSIS CONTINUED

Line Item	Reserve Component Listed by Property Class	16	17	18	19	20
		2041	2042	2043	2044	2045
	SERVICE COMPONENTS					
31	Air Handling Units, Fan Coil Units, Common					
32	Air Handling Units, Make-Up-Air Unit, Hallways and Lobby, Phased					
33	Air Handling Unit, Packaged, 12.5-Ton, Skybridge Atrium and Skyway, Shared at 50% with MPR (Incl. Fan)					
34	Air Handling Units, Split Systems, Common, 2.5- to 4-Ton, Phased Replacement	16,599				
35	Doors, Automatic Openers, Partially Shared					
36	Electrical System, Thermoscans and Capital Repairs	31,354				
37	Elevator Modernization, Traction, Controls					
38	Elevator Modernization, Traction, Hoist and Motors					
39	Exhaust Fans, Kitchen, Bathroom and Stairs, Phased Replacement		21,239			23,822
40	Fire Detection, Control Panel and Emergency Devices					
41	Fire Suppression, Automatic Sprinkler System, Capital Repairs					
42	Generator, Emergency, Common, Diesel, 350-kW (Incl. Transfer Switch and Fuel Tank)					
43	Heat Exchanger, Plate and Frame, HVAC					
44	Laundry Equipment, Phased Replacement			49,129		
45	Pipes, Riser Sections and Common Plumbing, Partial Replacement				1,034,157	
46	Pump, Domestic Cold Water, 15-HP (Incl. Controls)					
47	Pumps, HVAC, Core Loop, 25-HP, Phased Replacement					
48	Pump, Fire Suppression, 75-HP (Incl. Controller)					
49	Security System, FOB Access	70,547				
50	Security System, Surveillance, Phased Replacement				15,515	
51	Tanks, Storage, Domestic Hot Water, 200-Gallon					
52	Trash Chute and Doors					191,509
53	Trash Compactor					
54	Variable Frequency Drives					
55	Vehicle, Honda Rubicon					
	POOL COMPONENTS					
56	Pool Furniture		19,163			
57	Pool Liner, Fiberglass					
	GARAGE COMPONENTS					
58	Acoustical Tile and Grid System, Garage, P11					
59	Concrete Garage Floors P9-P11, Capital Repairs and Traffic Membrane				1,029,732	
60	Garage Gates and Operators, P8					
61	Light Fixtures, Garage, P8-P11					40,623
62	Railings, Garage Levels P8-P11, Paint Finishes and Capital Repairs					
63	Railings, Garage Levels P8-P11, Replacement					
	OTHER COMPONENTS					
64	Contingency Allowance	18,444	19,163	19,910	20,687	21,494
65	Additional Reserve Contributions					

DIVISION 5: YEARS 21-25 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: 3.90% **Interest Earned on Invested Reserves: 4.00%**



+	**Reserves at Beginning of Year**	**3,838,392**	**4,858,040**	**3,726,195**	**4,987,990**	**5,134,762**
+	**Suggested Reserve Contribution**	**1,164,500**	**1,209,900**	**1,257,100**	**1,306,100**	**1,357,000**
	Annual Reserve Adjustment (%)	**3.9%**	**3.9%**	**3.9%**	**3.9%**	**3.9%**
+	**Estimated Special Assessments for Limited Common Elements**					
+	**Estimated Interest Earned on Invested Reserves**	**170,518**	**168,318**	**170,866**	**198,485**	**228,861**
+	**Cumulative Expenditure, By Year**	**-315,370**	**-2,510,063**	**-166,171**	**-1,357,813**	**-183,475**
=	**Projected Reserves at Year End**	**4,858,040**	**3,726,195**	**4,987,990**	**5,134,762**	**6,537,148**

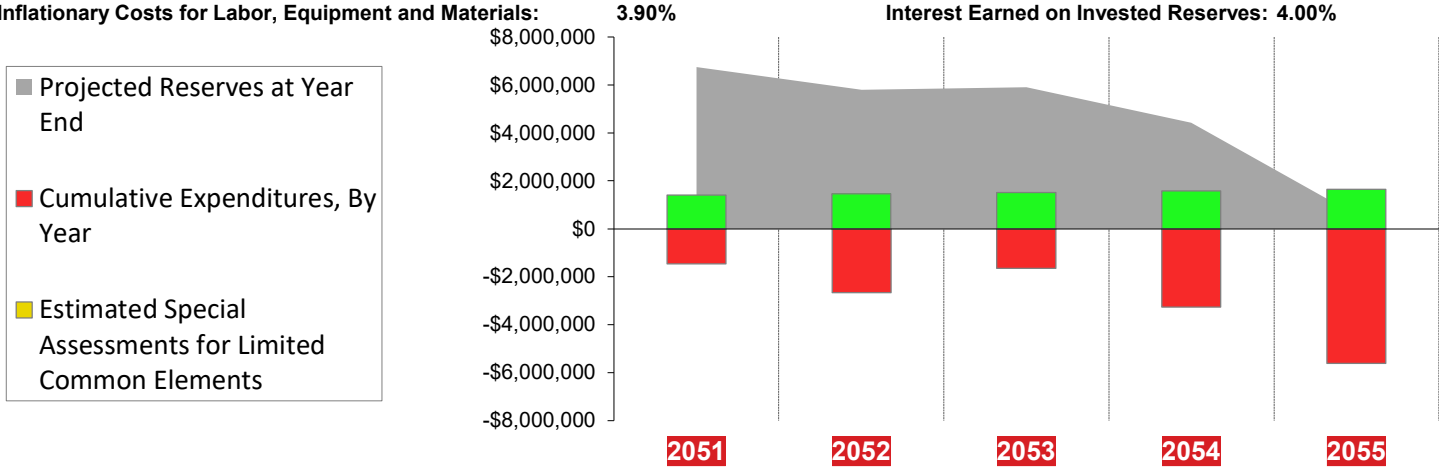
Line Item	Reserve Component Listed by Property Class	21	22	23	24	25
		2046	**2047**	**2048**	**2049**	**2050**
	EXTERNAL BUILDING COMPONENTS					
1	Awnings, Canvas and Frames					
2	Doors, Glass, Front Entry and 12th Floor Plaza					
3	Paint Finishes, Exterior, Skyway, 7th Street					65,062
4	Roof, 12th Floor, Patios, West Elevation, Underlying Membrane					
5	Roof, 12th Floor, Pool Deck Terrace, Common, Capital Repairs					
6	Roof, Skyway, 7th Street					
7	Roofs, Tower, Built-Up (Incl. Skylights)					
8	Sealants, at Windows, Doors, and Control Joints					
9	Signage, Illuminated and Metal Lettering					
10	Walls, Masonry, Capital Repairs (Incl. Balcony Overhangs)					
11	Windows, Skybridge Atrium, Shared at 50% MPR					
12	Windows, Skyway, 7th Street, Remaining					
13	Windows, Tower, Common					
	INTERNAL BUILDING COMPONENTS					
14	Elevator Cab Finishes		120,655			
15	Exercise Equipment					
16	Fitness Room, Renovation (Incl. Restrooms)					
17	Floor Coverings, Carpet					
18	Laundry Rooms, Renovations					
19	Light Fixtures, Interior, Hallways and Stairwells					
20	Lobby, Renovations					
21	Mailboxes					
22	Office, Renovations			20,492		
23	Paint Finishes, Hallways and Elevator Lobbies					
24	Paint Finishes, Stairwells			73,155		
25	Party Room, Renovations (Incl. Restroom)					
26	Rental Unit, Renovations					
27	Sauna, Renovation					
28	Skybridge Atrium, Renovation, Shared at 50% MPR		26,683			
29	Skyway, 7th Street, Renovation					
30	Wall Coverings					

DIVISION 5: YEARS 21-25 OF CASH FLOW ANALYSIS CONTINUED

Line Item	Reserve Component Listed by Property Class	21	22	23	24	25
		2046	2047	2048	2049	2050
	SERVICE COMPONENTS					
31	Air Handling Units, Fan Coil Units, Common					
32	Air Handling Units, Make-Up-Air Unit, Hallways and Lobby, Phased		156,619			
33	Air Handling Unit, Packaged, 12.5-Ton, Skybridge Atrium and Skyway, Shared at 50% with MPR (Incl. Fan)	74,911				
34	Air Handling Units, Split Systems, Common, 2.5- to 4-Ton, Phased Replacement			21,697		
35	Doors, Automatic Openers, Partially Shared					
36	Electrical System, Thermoscans and Capital Repairs					
37	Elevator Modernization, Traction, Controls					
38	Elevator Modernization, Traction, Hoist and Motors					
39	Exhaust Fans, Kitchen, Bathroom and Stairs, Phased Replacement			26,719		
40	Fire Detection, Control Panel and Emergency Devices		997,724			
41	Fire Suppression, Automatic Sprinkler System, Capital Repairs	163,023				
42	Generator, Emergency, Common, Diesel, 350-kW (Incl. Transfer Switch and Fuel Tank)					
43	Heat Exchanger, Plate and Frame, HVAC					
44	Laundry Equipment, Phased Replacement	55,104			61,806	
45	Pipes, Riser Sections and Common Plumbing, Partial Replacement		1,159,933		1,252,173	
46	Pump, Domestic Cold Water, 15-HP (Incl. Controls)					
47	Pumps, HVAC, Core Loop, 25-HP, Phased Replacement					58,556
48	Pump, Fire Suppression, 75-HP (Incl. Controller)					
49	Security System, FOB Access					
50	Security System, Surveillance, Phased Replacement				18,786	
51	Tanks, Storage, Domestic Hot Water, 200-Gallon					
52	Trash Chute and Doors					
53	Trash Compactor					
54	Variable Frequency Drives					
55	Vehicle, Honda Rubicon					33,832
	POOL COMPONENTS					
56	Pool Furniture					
57	Pool Liner, Fiberglass					
	GARAGE COMPONENTS					
58	Acoustical Tile and Grid System, Garage, P11					
59	Concrete Garage Floors P9-P11, Capital Repairs and Traffic Membrane					
60	Garage Gates and Operators, P8					
61	Light Fixtures, Garage, P8-P11					
62	Railings, Garage Levels P8-P11, Paint Finishes and Capital Repairs		25,245			
63	Railings, Garage Levels P8-P11, Replacement					
	OTHER COMPONENTS					
64	Contingency Allowance	22,332	23,203	24,108	25,048	26,025
65	Additional Reserve Contributions					

DIVISION 6: YEARS 26-30 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: 3.90% **Interest Earned on Invested Reserves: 4.00%**



		2051	2052	2053	2054	2055
+	Reserves at Beginning of Year	6,537,148	6,750,156	5,795,795	5,907,640	4,424,455
+	Suggested Reserve Contribution	1,409,900	1,464,900	1,522,000	1,581,400	1,643,100
	Annual Reserve Adjustment (%)	3.9%	3.9%	3.9%	3.9%	3.9%
+	Estimated Special Assessments for Limited Common Elements					
+	Estimated Interest Earned on Invested Reserves	260,535	245,999	229,479	202,590	97,731
+	Cumulative Expenditure, By Year	-1,457,427	-2,665,260	-1,639,634	-3,267,175	-5,605,440
=	Projected Reserves at Year End	6,750,156	5,795,795	5,907,640	4,424,455	559,847

Line Item	Reserve Component Listed by Property Class	26	27	28	29	30
		2051	2052	2053	2054	2055
	EXTERNAL BUILDING COMPONENTS					
1	Awnings, Canvas and Frames			49,039		
2	Doors, Glass, Front Entry and 12th Floor Plaza					
3	Paint Finishes, Exterior, Skyway, 7th Street					
4	Roof, 12th Floor, Patios, West Elevation, Underlying Membrane					
5	Roof, 12th Floor, Pool Deck Terrace, Common, Capital Repairs					
6	Roof, Skyway, 7th Street					
7	Roofs, Tower, Built-Up (Incl. Skylights)					1,279,359
8	Sealants, at Windows, Doors, and Control Joints					941,936
9	Signage, Illuminated and Metal Lettering	48,672				
10	Walls, Masonry, Capital Repairs (Incl. Balcony Overhangs)					972,067
11	Windows, Skybridge Atrium, Shared at 50% MPR					
12	Windows, Skyway, 7th Street, Remaining					
13	Windows, Tower, Common					
	INTERNAL BUILDING COMPONENTS					
14	Elevator Cab Finishes					
15	Exercise Equipment				90,985	
16	Fitness Room, Renovation (Incl. Restrooms)					
17	Floor Coverings, Carpet		748,646			
18	Laundry Rooms, Renovations					
19	Light Fixtures, Interior, Hallways and Stairwells					
20	Lobby, Renovations					
21	Mailboxes					
22	Office, Renovations					
23	Paint Finishes, Hallways and Elevator Lobbies					
24	Paint Finishes, Stairwells					
25	Party Room, Renovations (Incl. Restroom)					
26	Rental Unit, Renovations					
27	Sauna, Renovation					
28	Skybridge Atrium, Renovation, Shared at 50% MPR					
29	Skyway, 7th Street, Renovation		84,283			
30	Wall Coverings		1,553,424			

DIVISION 6: YEARS 26-30 OF CASH FLOW ANALYSIS CONTINUED

Line Item	Reserve Component Listed by Property Class	26	27	28	29	30
		2051	2052	2053	2054	2055
	SERVICE COMPONENTS					
31	Air Handling Units, Fan Coil Units, Common					
32	Air Handling Units, Make-Up-Air Unit, Hallways and Lobby, Phased					
33	Air Handling Unit, Packaged, 12.5-Ton, Skybridge Atrium and Skyway, Shared at 50% with MPR (Incl. Fan)					
34	Air Handling Units, Split Systems, Common, 2.5- to 4-Ton, Phased Replacement					
35	Doors, Automatic Openers, Partially Shared					
36	Electrical System, Thermoscans and Capital Repairs			49,623		
37	Elevator Modernization, Traction, Controls					
38	Elevator Modernization, Traction, Hoist and Motors					
39	Exhaust Fans, Kitchen, Bathroom and Stairs, Phased Replacement	29,969			33,614	
40	Fire Detection, Control Panel and Emergency Devices					
41	Fire Suppression, Automatic Sprinkler System, Capital Repairs					
42	Generator, Emergency, Common, Diesel, 350-kW (Incl. Transfer Switch and Fuel Tank)					598,715
43	Heat Exchanger, Plate and Frame, HVAC					
44	Laundry Equipment, Phased Replacement		69,323			77,754
45	Pipes, Riser Sections and Common Plumbing, Partial Replacement	1,351,747		1,459,239	1,516,149	1,575,279
46	Pump, Domestic Cold Water, 15-HP (Incl. Controls)					
47	Pumps, HVAC, Core Loop, 25-HP, Phased Replacement					
48	Pump, Fire Suppression, 75-HP (Incl. Controller)					
49	Security System, FOB Access					
50	Security System, Surveillance, Phased Replacement				22,746	
51	Tanks, Storage, Domestic Hot Water, 200-Gallon		153,395			
52	Trash Chute and Doors					
53	Trash Compactor			52,542		
54	Variable Frequency Drives				63,690	
55	Vehicle, Honda Rubicon					
	POOL COMPONENTS					
56	Pool Furniture		28,094			
57	Pool Liner, Fiberglass					
	GARAGE COMPONENTS					
58	Acoustical Tile and Grid System, Garage, P11					
59	Concrete Garage Floors P9-P11, Capital Repairs and Traffic Membrane				1,509,662	
60	Garage Gates and Operators, P8					94,534
61	Light Fixtures, Garage, P8-P11					
62	Railings, Garage Levels P8-P11, Paint Finishes and Capital Repairs					34,284
63	Railings, Garage Levels P8-P11, Replacement					
	OTHER COMPONENTS					
64	Contingency Allowance	27,040	28,094	29,190	30,328	31,511
65	Additional Reserve Contributions					

Awnings, Canvas and Frames

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.22% **Line Item: 1**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	4	Each	Current Unit Cost:	$4,200.00	
Replacement Per Phase:	4	Each	Current Cost Per Phase:	$16,800	
Replaced in Next 30-Years:	8	Each	Total Cost Next 30-Years:	$74,630	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	5		Overall Current Condition:	Good	
Remaining Years Until Replacement:	11		Useful Life in St Paul, MN	to 20	Years
Estimated First Year of Replacement:	2036		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	56	

Awnings at main entrance

Awning and frame with lighting

Metal frame detail

Dented metal frame

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$25,591	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$49,039
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

Four metal frame awnings are located over the porte cochere. The awnings reportedly date to 2020 and appear in good condition. We note 1 awning with a bent metal frame. We recommend the association fund for replacement of the awnings and frames by 2036 and again by 2053.

Doors, Glass, Front Entry and 12th Floor Plaza

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.11% **Line Item: 2**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	5	Each	Current Unit Cost:	$6,000.00	
Replacement Per Phase:	5	Each	Current Cost Per Phase:	$30,000	
Replaced in Next 30-Years:	5	Each	Total Cost Next 30-Years:	$37,741	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Varies		Overall Current Condition:	Good	
Remaining Years Until Replacement:	6		Useful Life in St Paul, MN	to 30	Years
Estimated First Year of Replacement:	2031		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	65	

Main entrance doors

Patio door at 12th floor

Common 12th floor glass door

Fund replacement of common metal doors through the operating budget

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$37,741	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The association maintains 2 glass doors at the street level main entrance to the building and 3 sliding glass doors at the 12th floor plaza. The ages of the doors were not available at the time of inspection. We recommend the association budget to replace these glass doors by 2031, in coordination with other exterior repair projects. The association should fund replacement of the common metal doors through the operating budget as needed.

Paint Finishes, Exterior, Skyway, 7th Street

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.39% **Line Item: 3**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	$25,000.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	$25,000	
Replaced in Next 30-Years:	3	Allowance	Total Cost Next 30-Years:	$132,147	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	12		Overall Current Condition:	Poor	
Remaining Years Until Replacement:	1		Useful Life in St Paul, MN	to 12	Years
Estimated First Year of Replacement:	2026		Full or Partial Replacement:	Full	300.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	103	

7th Street skyway


Rust at metal frame


Rust ant peeling paint


Rust as viewed from inside skyway

Schedule of Replacements Costs

2025	$0				
2026	$25,975	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$41,109	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$65,062
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The exterior metal frame of the 7th Street skyway appears in poor condition and will require a paint finish application. We include an allowance for this work by 2026 and every 12 years after.

Roof, 12th Floor, Patios, West Elevation, Underlying Membrane

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.39% **Line Item: 4**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1,415	Square Feet	Current Unit Cost:	$82.00	
Replacement Per Phase:	1,415	Square Feet	Current Cost Per Phase:	$116,030	
Replaced in Next 30-Years:	1,415	Square Feet	Total Cost Next 30-Years:	$130,142	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	to 43		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	3		Useful Life in St Paul, MN	to 35+	Years
Estimated First Year of Replacement:	2028		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	88	

Location of 12th floor patios

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$130,142	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The client informs us that the association is responsible for the flat roof membranes underneath the west unit patios at the 12th floor. Inspection of the membranes is beyond the scope of this report. The client reports that the underlying membranes may be original and does not report any leaks. We conservatively include an allowance to replace the underlying membranes, floor drains, insulation and flashing by 2028. Unit owners are responsible for any patio improvements located over the membrane.

Roof, 12th Floor, Pool Deck Terrace, Common, Capital Repairs

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.75% **Line Item: 5**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	7,775	Square Feet	Current Unit Cost:	$26.40	
Replacement Per Phase:	7,775	Square Feet	Current Cost Per Phase:	$205,260	
Replaced in Next 30-Years:	15,550	Square Feet	Total Cost Next 30-Years:	$591,841	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	to 43		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	1		Useful Life in St Paul, MN	to 15	Years
Estimated First Year of Replacement:	2026		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	102	

12 floor common deck overview

Pool area

Planters at 12th floor terrace

Wood decking over roof membrane

Schedule of Replacements Costs

2025	$0				
2026	$213,265	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$378,576	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

An elevated plaza is located above the garage spaces at the 12th floor terrace. We surmise the system comprises the concrete structure, an underlying waterproof membrane, insulation and drainage provisions, as well as surface concrete, landscape planters and wood decking. The client reports a history of leaks, possibly originating at floor drain penetrations. Inspection of the membrane is beyond the scope of our non-invasive inspection. We include an allowance for capital repairs to the deck by 2026 and again by 2041. At the direction of the board, we exclude complete replacement of the underlying membrane from this report.

Roof, Skyway, 7th Street

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.16% **Line Item: 6**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	13	Squares	Current Unit Cost:	$3,000.00	
Replacement Per Phase:	13	Squares	Current Cost Per Phase:	$39,000	
Replaced in Next 30-Years:	13	Squares	Total Cost Next 30-Years:	$52,965	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	8		Useful Life in St Paul, MN	20 to 25	Years
Estimated First Year of Replacement:	2033		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	101	

7th Street skyway

7th Street skyway

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$52,965	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The flat skyway roof is reported in satisfactory condition, with no known active leaks. We recommend the association budget for replacement of the roof by 2033, in coordination with the tower roofs.

Roofs, Tower, Built-Up (Incl. Skylights)

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 3.79% **Line Item: 7**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	140	Squares	Current Unit Cost:	$2,900.00	
Replacement Per Phase:	140	Squares	Current Cost Per Phase:	$406,000	
Replaced in Next 30-Years:	140	Squares	Total Cost Next 30-Years:	$1,279,359	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	23		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	30		Useful Life in St Paul, MN	to 30	Years
Estimated First Year of Replacement:	2055		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	96	

Main tower roof

Metal coping between roof sections

Roof drain penetration

Stairwell skylights

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$1,279,359

Engineering Narrative

The built-up tower roofs (including mechanical penthouse and stairwell) appear in fair condition and date to 2002. We recommend the association fund annual repairs and inspections to maximize the remaining useful life of the roofs. Built-up roofs are sometimes referred to "self-healing" roofs and have long useful lives. Our quantity includes the small section of common flat roof at the 12th floor near the elevator lobby. At the direction of the client, we show deferred roof replacement by 2055.

Sealants, at Windows, Doors, and Control Joints

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 5.67% **Line Item: 8**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	24,910	Linear Feet	Current Unit Cost:	$12.00	
Replacement Per Phase:	24,910	Linear Feet	Current Cost Per Phase:	$298,920	
Replaced in Next 30-Years:	74,730	Linear Feet	Total Cost Next 30-Years:	$1,913,150	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	6		Overall Current Condition:	Good	
Remaining Years Until Replacement:	6		Useful Life in St Paul, MN	8 to 12	Years
Estimated First Year of Replacement:	2031		Full or Partial Replacement:	Full	300.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	81	

Window sealant detail

Window sealant detail

Control joint sealant detail

Control joint sealant detail

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$376,052	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$595,161	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$941,936

Engineering Narrative

Flexible sealants are located between dissimilar materials and at control joints to allow for differential movement while preventing moisture and air infiltration into the building. The sealants are in good condition and were addressed as part of a 2019 facade renovation project. Failure to maintain the sealants will lead to deterioration of the masonry, windows and doors. We recommend replacement by 2031 and every 12 years after, in coordination with masonry repairs.

Signage, Illuminated and Metal Lettering

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.21% **Line Item: 9**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	$18,000.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	$18,000	
Replaced in Next 30-Years:	2	Allowance	Total Cost Next 30-Years:	$71,316	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Good	
Remaining Years Until Replacement:	6		Useful Life in St Paul, MN	to 20	Years
Estimated First Year of Replacement:	2031		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	60	

Metal lettering with staining

Metal lettering

Illuminated sign at main entrance

Lighting detail

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$22,645	**2041**	$0	**2051**	$48,672
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The association maintains 3 sets of metal lettering and 1 illuminate sign around the building. The signage provides a good first impression to guests and potential owners and replacement is usually driven by aesthetic concerns. Based on condition, we recommend the association budget for replacement of the signage by 2031 and again by 2051..

Walls, Masonry, Capital Repairs (Incl. Balcony Overhangs)

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 5.85% **Line Item: 10**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	90,730	Square Feet	Current Unit Cost:	$3.40	
Replacement Per Phase:	90,730	Square Feet	Current Cost Per Phase:	$308,482	
Replaced in Next 30-Years:	272,190	Square Feet	Total Cost Next 30-Years:	$1,974,349	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	6		Overall Current Condition:	Good	
Remaining Years Until Replacement:	6		Useful Life in St Paul, MN	8 to 12	Years
Estimated First Year of Replacement:	2031		Full or Partial Replacement:	Full	300.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	82	

Brick and mortar crack

Rust at metal lintel

Evidence of water damage at porte cochere

Mortar loss

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$388,082	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$614,200	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$972,067

Engineering Narrative

Brick masonry is the primary cladding of the building. The masonry is in good overall condition and was last repaired in 2019. However, we still note isolated locations of cracks and deterioration. The masonry has a long useful life and should not require complete replacement. However, we include an allowance for partial repointing, isolated brick replacements, and isolated lintel replacements by 2031 and every 12 years after. Other entities are responsible for the concrete and masonry serving the commercial parking garage.

Windows, Skybridge Atrium, Shared at 50% MPR

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.15% **Line Item: 11**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1,045	Square Feet	Current Unit Cost:	$37.50	
Replacement Per Phase:	1,045	Square Feet	Current Cost Per Phase:	$39,188	
Replaced in Next 30-Years:	1,045	Square Feet	Total Cost Next 30-Years:	$49,299	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	43		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	6		Useful Life in St Paul, MN	to 45+	Years
Estimated First Year of Replacement:	2031		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	90	

Shared skybridge atrium

Shared skybridge atrium

Shared window system

Skyway atrium windows

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$49,299	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The 3rd floor skybridge atrium is shared with MPR. The windows serving the skybridge atrium are original and appear in fair condition. We recommend the association budget for replacement by 2031, in coordination with other window replacements. Our cost reflects the shared nature of this component.

Windows, Skyway, 7th Street, Remaining

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.48% **Line Item: 12**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1,800	Square Feet	Current Unit Cost:	$86.00	
Replacement Per Phase:	1,509	Square Feet	Current Cost Per Phase:	$129,800	
Replaced in Next 30-Years:	1,509	Square Feet	Total Cost Next 30-Years:	$163,293	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	to 43		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	6		Useful Life in St Paul, MN	to 45+	Years
Estimated First Year of Replacement:	2031		Full or Partial Replacement:	Partial	83.9%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	90	

Windows at skyway

Skyway windows

Double pane windows

Skyway overview

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$163,293	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The windows serving the 7th Street skybridge are primarily original. The association spend $25,715 in 2024 to replace 2 windows. We include replacement of the remaining windows by 2031, in coordination with other common windows.

Windows, Tower, Common

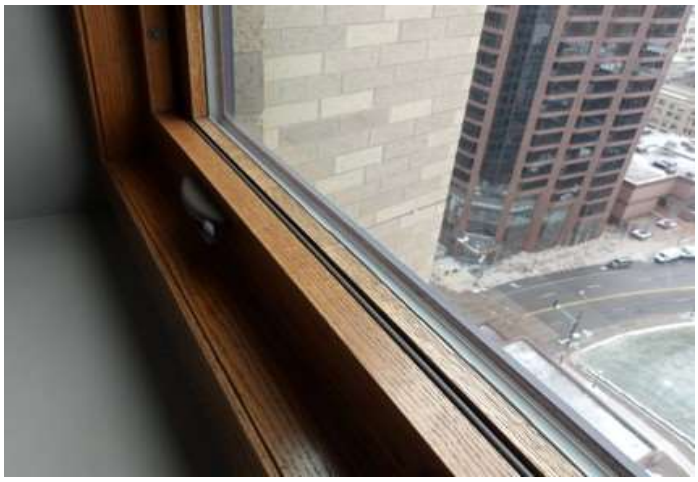
EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.26% **Line Item: 13**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	930	Square Feet	Current Unit Cost:	$75.00	
Replacement Per Phase:	930	Square Feet	Current Cost Per Phase:	$69,750	
Replaced in Next 30-Years:	930	Square Feet	Total Cost Next 30-Years:	$87,748	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	43		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	6		Useful Life in St Paul, MN	35 to 45	Years
Estimated First Year of Replacement:	2031		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	84	

Hallway window

Elevator lobby window



Dual pane hallway windows

Office windows at front entry

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$87,748	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The common windows date to original construction and appear in fair overall condition. We recommend replacement of the common windows by 2031. We discuss the importance of sealant replacements previously in this report. Failure to maintain the sealants will decrease the remaining useful life of the window systems.

Elevator Cab Finishes

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **0.36%** **Line Item: 14**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2	Each	Current Unit Cost:	$26,000.00	
Replacement Per Phase:	2	Each	Current Cost Per Phase:	$52,000	
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	$120,655	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	6		Overall Current Condition:	Good	
Remaining Years Until Replacement:	22		Useful Life in St Paul, MN	25 to 30	Years
Estimated First Year of Replacement:	2047		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	49	

Elevator cab finishes

Mirrored wall panels and grab rails

Ceiling finishes

Flooring detail

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$120,655
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

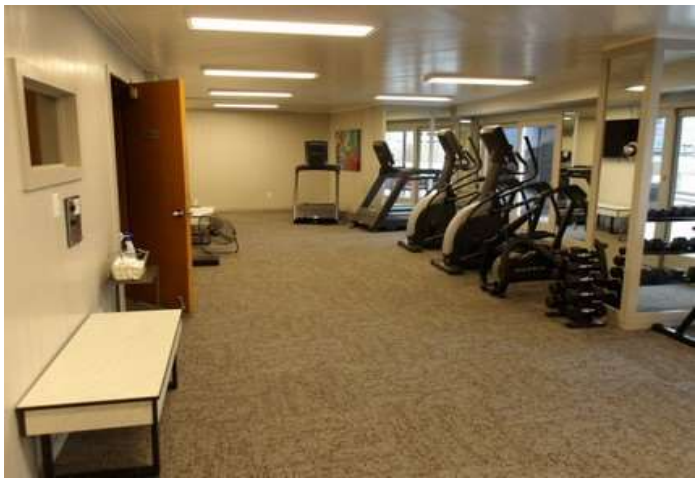
The elevator cab finishes include carpet floor coverings, mirrored wall and metal ceilings. The elevator cabs were last renovated in 2018 and appear in good condition. We recommend renovation of the cab finishes by 2047.

Exercise Equipment

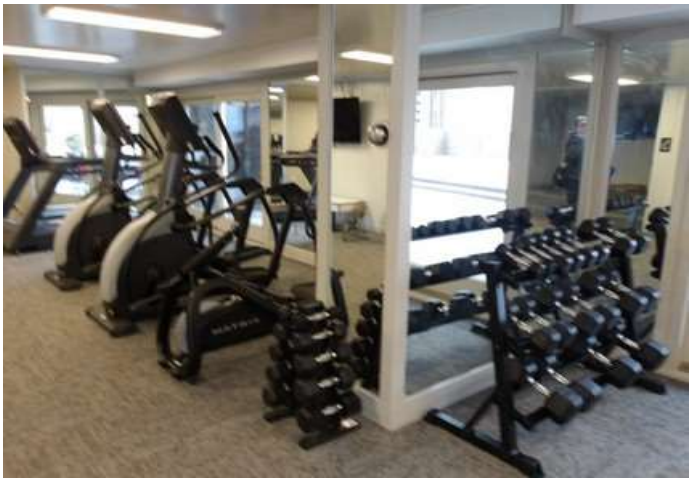
INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.58% **Line Item: 15**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	$30,000.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	$30,000	
Replaced in Next 30-Years:	3	Allowance	Total Cost Next 30-Years:	$195,377	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	1		Overall Current Condition:	Very Good	
Remaining Years Until Replacement:	9		Useful Life in St Paul, MN	6 to 15	Years
Estimated First Year of Replacement:	2034		Full or Partial Replacement:	Full	300.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Low Priority		Priority Score	39	



Fitness room overview



Cardio equipment and free weights

Cardio equipment

Fitness room overview

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$42,331	**2044**	$62,061	**2054**	$90,985
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

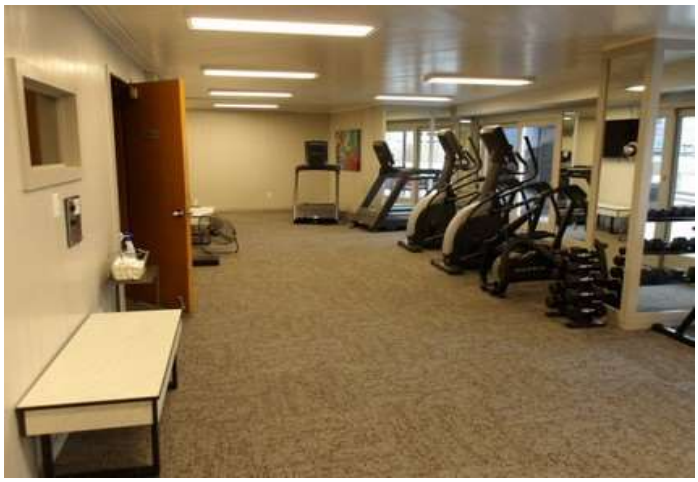
The exercise equipment maintained by the association includes 1 stationary bike, 2 treadmills, 1 rowing machine, 2 elliptical machines, 1 set of dumbbells with rack, 2 televisions, and various miscellaneous equipment such as stability balls and mats. The equipment was replaced in 2024 and appears in very good condition. We include an allowance for future replacement by 2034 and every 10 years after.

Fitness Room, Renovation (Incl. Restrooms)

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.25% **Line Item: 16**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	$40,000.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	$40,000	
Replaced in Next 30-Years:	1	Allowance	Total Cost Next 30-Years:	$82,748	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	1		Overall Current Condition:	Very Good	
Remaining Years Until Replacement:	19		Useful Life in St Paul, MN	to 20	Years
Estimated First Year of Replacement:	2044		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Low Priority		Priority Score	24	



Fitness room overview

Fitness room finishes and lighting

Fitness room restroom

Plumbing fixtures detail

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$82,748	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The association renovated the 12th floor fitness room and 2 adjacent restrooms in 2024. The finishes and fixtures appear in very good condition. We include an allowance for future renovations by 2044. Our cost is partially based on the association's historic cost. We discuss the exercise equipment previously in this report.

Floor Coverings, Carpet

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 4.51% **Line Item: 17**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	3,135	Square Yards	Current Unit Cost:	$85.00	
Replacement Per Phase:	3,135	Square Yards	Current Cost Per Phase:	$266,475	
Replaced in Next 30-Years:	9,405	Square Yards	Total Cost Next 30-Years:	$1,520,561	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	14		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	3		Useful Life in St Paul, MN	8 to 12	Years
Estimated First Year of Replacement:	2028		Full or Partial Replacement:	Full	300.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	78	

Carpet detail

Carpet stain

Carpet stain

Carpet stain

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$298,884	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$473,031	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$748,646
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The carpet in the hallways dates to 2011 and appears in fair overall condition. We note locations of stains. At the direction of the board, we include an allowance to replace the hallway carpeting by 2026 and every 12 years after.

Laundry Rooms, Renovations

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.27% **Line Item: 18**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	16	Each	Current Unit Cost:	$4,000.00	
Replacement Per Phase:	16	Each	Current Cost Per Phase:	$64,000	
Replaced in Next 30-Years:	16	Each	Total Cost Next 30-Years:	$90,307	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Varies		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	9		Useful Life in St Paul, MN	to 25	Years
Estimated First Year of Replacement:	2034		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Low Priority		Priority Score	57	

Laundry room overview

Resilient flooring

Flooring with drain

Laundry room lighting

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$90,307	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The laundry room finishes include resilient floor coverings, painted walls and ceilings, sinks and light fixtures. We include an allowance to renovate the laundry rooms by 2034. We discuss the laundry equipment later in this report.

Light Fixtures, Interior, Hallways and Stairwells

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.20% **Line Item: 19**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	343	Each	Current Unit Cost:	$120.00	
Replacement Per Phase:	343	Each	Current Cost Per Phase:	$41,160	
Replaced in Next 30-Years:	343	Each	Total Cost Next 30-Years:	$67,683	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	13		Useful Life in St Paul, MN	20 to 25	Years
Estimated First Year of Replacement:	2038		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	68	

Hallway ceiling mounted light fixtures

Elevator lobby lighting

Elevator lobby lighting

Recessed lighting at mail area

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$67,683	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The light fixtures in the hallways and stairs are in fair overall condition. The ages of the light fixtures were not available at the time of inspection. We include an allowance for coordinated aggregate replacement of all the interior light fixtures next by 2038, in coordination with a hallway renovation project.

Lobby, Renovations

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.21% **Line Item: 20**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	$40,000.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	$40,000	
Replaced in Next 30-Years:	1	Allowance	Total Cost Next 30-Years:	$71,006	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Varies		Overall Current Condition:	Good	
Remaining Years Until Replacement:	15		Useful Life in St Paul, MN	15 to 25	Years
Estimated First Year of Replacement:	2040		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	56	

Lobby overview

Lobby lighting

Package room at lobby level

Cracked floor tile

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$71,006	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The lobby, package room and foyer appear in good overall condition. The association conducted a larger renovation project in 2018 and replaced the rug in 2024. The timing and cost of lobby renovations can vary dramatically based on the desires of the board. We recommend the association budget for a coordinated renovation project by 2040.

Mailboxes

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.18% **Line Item: 21**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	246	Each	Current Unit Cost:	$150.00	
Replacement Per Phase:	246	Each	Current Cost Per Phase:	$36,900	
Replaced in Next 30-Years:	246	Each	Total Cost Next 30-Years:	$60,678	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	13		Useful Life in St Paul, MN	to 35	Years
Estimated First Year of Replacement:	2038		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	67	

Mailbox overview

Unit mailboxes

Metal mailbox detail

Outgoing mailbox

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$60,678	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The unit mailboxes are located in the skyway lobby at the 3rd floor. The mailboxes appear in fair condition. We include an allowance to replace the mailboxes by 2038.

Office, Renovations

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.09% **Line Item: 22**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	$8,500.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	$8,500	
Replaced in Next 30-Years:	2	Allowance	Total Cost Next 30-Years:	$30,025	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	3		Useful Life in St Paul, MN	15 to 25	Years
Estimated First Year of Replacement:	2028		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Low Priority		Priority Score	63	

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$9,534	**2038**	$0	**2048**	$20,492
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

An office is located adjacent to the entrance foyer. The office finishes, fixtures and furnishings vary in age. We include allowances for renovation by 2028 and again by 2048.

Paint Finishes, Hallways and Elevator Lobbies

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.24% **Line Item: 23**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	40,330	Square Feet	Current Unit Cost:	$1.20	
Replacement Per Phase:	40,330	Square Feet	Current Cost Per Phase:	$48,396	
Replaced in Next 30-Years:	40,330	Square Feet	Total Cost Next 30-Years:	$79,581	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Varies		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	13		Useful Life in St Paul, MN	to 20+	Years
Estimated First Year of Replacement:	2038		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	71	

Typical hallway finishes

Painted ceiling

Painted ceiling

Isolated damaged finish

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$79,581	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The paint finishes in the hallways are primarily located at the ceilings. The finishes may be original to construction. The finishes are in good to fair overall condition. We include paint finishes next by 2038.

Paint Finishes, Stairwells

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.32% **Line Item: 24**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	20,230	Square Feet	Current Unit Cost:	$1.50	
Replacement Per Phase:	20,230	Square Feet	Current Cost Per Phase:	$30,345	
Replaced in Next 30-Years:	40,460	Square Feet	Total Cost Next 30-Years:	$107,191	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	3		Useful Life in St Paul, MN	15 to 20	Years
Estimated First Year of Replacement:	2028		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Low Priority		Priority Score	62	

Typical stairwell finishes

Typical stairwell finishes

Painted walls, floors and railings

Painted walls, floors, railings and ceilings

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$34,036	**2038**	$0	**2048**	$73,155
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The paint finishes in the stairwells appear in fair condition. The useful life of paint finishes in these lesser-used areas is from 15-20 years. We include allowances for paint applications by 2028 and again by 2048. The association should fund touch up paint applications through the operating budget as needed.

Party Room, Renovations (Incl. Restroom)

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **0.38%** **Line Item: 25**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	$67,000.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	$67,000	
Replaced in Next 30-Years:	1	Allowance	Total Cost Next 30-Years:	$128,392	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	3+		Overall Current Condition:	Good	
Remaining Years Until Replacement:	17		Useful Life in St Paul, MN	to 20	Years
Estimated First Year of Replacement:	2042		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	50	

Party room furniture

Party room kitchen

Kitchen appliances and casework

Party room restroom plumbing fixtures

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$128,392	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

A common party room is located on the 12th floor adjacent to the pool plaza. The finishes, fixtures and furnishings partially vary in age, though many date to 2022 and appear in good condition. Renovation of the party room (restroom and kitchen) is largely driven by aesthetic concerns. At this time, we include an allowance for renovations by 2042. Updates to this study will consider the timing and costs of these expenditures.

Rental Unit, Renovations

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.16% **Line Item: 26**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	$42,000.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	$42,000	
Replaced in Next 30-Years:	1	Allowance	Total Cost Next 30-Years:	$54,898	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	7		Useful Life in St Paul, MN	to 25	Years
Estimated First Year of Replacement:	2032		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Low Priority		Priority Score	61	

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$54,898	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The association owns unit 2502, a 2 bedroom / 1 bathroom apartment. The association conducts repairs and replacement as needed, with it being painted in the last 2 years. We include an allowance to renovate the unit by 2032. The association should fund interim repairs and replacements through the operating budget as needed.

Sauna, Renovation

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.18% **Line Item: 27**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Each	Current Unit Cost:	$30,000.00	
Replacement Per Phase:	1	Each	Current Cost Per Phase:	$30,000	
Replaced in Next 30-Years:	1	Each	Total Cost Next 30-Years:	$62,061	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	to 43		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	19		Useful Life in St Paul, MN	30 to 40	Years
Estimated First Year of Replacement:	2044		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	63	

Sauna benches

Sa

Wood seating

Sauna heater

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$62,061	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

A sauna is available for use of owners and guests and is located adjacent to the exercise room. The wood inserts and benches appear in fair condition and are reported to be original. The age of the heater was not available at the time of inspection. The association should fund interim heater replacements through the operating budget. At this time, we include an allowance to renovate the sauna by 2044, in coordination with the next exercise room renovation.

Skybridge Atrium, Renovation, Shared at 50% MPR

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.12% **Line Item: 28**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	$11,500.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	$11,500	
Replaced in Next 30-Years:	2	Allowance	Total Cost Next 30-Years:	$39,098	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	2		Useful Life in St Paul, MN	to 20	Years
Estimated First Year of Replacement:	2027		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Low Priority		Priority Score	64	

Shared skybridge atrium

Skybridge atrium finishes

Shared skybridge atrium lighting

Shared skybridge atrium stained carpet tile

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$12,414	**2037**	$0	**2047**	$26,683
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The finishes and fixtures in the shared skybridge atrium include carpet floor tiles, paint finishes and light fixtures. These components appear in good to fair condition. We include an allowance to replace the floor coverings, paint finishes and light fixtures by 2027 and again by 2047. Our unit cost reflects the shared nature of this component.

Skyway, 7th Street, Renovation

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.37% **Line Item: 29**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	$30,000.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	$30,000	
Replaced in Next 30-Years:	2	Allowance	Total Cost Next 30-Years:	$123,496	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	7		Useful Life in St Paul, MN	to 20	Years
Estimated First Year of Replacement:	2032		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Low Priority		Priority Score	57	

Skyway overview

Expansion joint between skyway and building

Terrazzo flooring

Skyway access to adjacent building

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$39,213	**2042**	$0	**2052**	$84,283
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The finishes and fixtures in the 7th Street skyway include terrazzo and resilient floor coverings, paint finishes and strip light fixtures. These components appear in good to fair condition. We include an allowance to replace the resilient floor coverings, paint finishes and light fixtures by 2032 and again by 2052. We do not anticipate the need to replace the terrazzo flooring during the next 30 years.

Wall Coverings

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 6.44% **Line Item: 30**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	78,990	Square Feet	Current Unit Cost:	$7.00	
Replacement Per Phase:	78,990	Square Feet	Current Cost Per Phase:	$552,930	
Replaced in Next 30-Years:	157,980	Square Feet	Total Cost Next 30-Years:	$2,173,602	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	>20		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	3		Useful Life in St Paul, MN	to 20	Years
Estimated First Year of Replacement:	2028		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	78	

Stains at wall covering

Wall covering seam

Loose seam near corner

Wall covering seam

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$620,179	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$1,553,424
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The wall paper in the hallways appears in fair to poor condition and reportedly was replaced over 20 years ago. We include an allowance to replace the wall coverings by 2028 and again by 2052, in coordination with other hallway renovation projects.

Air Handling Units, Fan Coil Units, Common

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **0.16%** **Line Item: 31**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	7	Each	Current Unit Cost:	$5,800.00	
Replacement Per Phase:	7	Each	Current Cost Per Phase:	$40,600	
Replaced in Next 30-Years:	7	Each	Total Cost Next 30-Years:	$55,138	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	to 43		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	8		Useful Life in St Paul, MN	30 to 35	Years
Estimated First Year of Replacement:	2033		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	71	

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$55,138	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

We note 7 fan coil units serving common areas. The fan coil units receive heated or chilled water from the mechanical room. Air is forced over the coils to provide heating or cooling to the space. We include an allowance to replace the common fan coil units by 2033. Unit owners are responsible for the cost of fan coil units serving individual units.

Air Handling Units, Make-Up-Air Unit, Hallways and Lobby, Phased

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.70% **Line Item: 32**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2	Each	Current Unit Cost:	$67,500.00	
Replacement Per Phase:	1	Each	Current Cost Per Phase:	$67,500	
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	$235,282	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Varies		Overall Current Condition:	Good	
Remaining Years Until Replacement:	4		Useful Life in St Paul, MN	to 30+	Years
Estimated First Year of Replacement:	2029		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	72	

Hallway air handling unit

Hallway air handling unit

Lobby make up air unit

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$156,619
2028	$0	**2038**	$0	**2048**	$0
2029	$78,662	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

1 make up air handling unit is mounted to the ceiling in the mechanical penthouse and serves the hallways. This unit is original to construction. A separate air handling unit serves just the lobby and was added in 2021. The units bring in outside fresh air, and tempers it by passing over pipe coils with either hot or cold water. We include an allowance to replace the hallway unit by 2029 and the lobby unit by 2047.

Air Handling Unit, Packaged, 12.5-Ton, Skybridge Atrium and Skyway, Shared at 50% with MPR (Incl. Fan)

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.22% **Line Item: 33**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Each	Current Unit Cost:	$33,544.33	
Replacement Per Phase:	1	Each	Current Cost Per Phase:	$33,544	
Replaced in Next 30-Years:	1	Each	Total Cost Next 30-Years:	$74,911	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	1		Overall Current Condition:	Very Good	
Remaining Years Until Replacement:	21		Useful Life in St Paul, MN	20 to 25	Years
Estimated First Year of Replacement:	2046		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	49	

Packaged heating and cooling unit

Fins at packaged unit

Make and model

Ventilation fan

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$74,911
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

A packaged air handling unit (RTU) provides heated and conditioned air to the skyway and skybridge atrium. The RTU has a cooling capacity of 12.5-tons. The RTU is in very good condition and dates to 2024. We include an allowance for replacement of the RTU next by 2046. Our unit cost reflects the shared nature of this component. We base our cost of replacement on the association's historic cost.

Air Handling Units, Split Systems, Common, 2.5- to 4-Ton, Phased Replacement

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.14% **Line Item: 34**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2	Each	Current Unit Cost:	$9,000.00	
Replacement Per Phase:	1	Each	Current Cost Per Phase:	$9,000	
Replaced in Next 30-Years:	3	Each	Total Cost Next 30-Years:	$48,391	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	4, 15		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	3		Useful Life in St Paul, MN	15 to 20	Years
Estimated First Year of Replacement:	2028		Full or Partial Replacement:	Full	150.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	77	

3rd floor lobby air handling unit

Elevator control room air handling unit

3rd floor lobby condensing unit

Condensing unit specification tag

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$10,095	**2038**	$0	**2048**	$21,697
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$16,599	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

1 split system with a cooling capacity of 2.5 tons serves the mailroom and dates to 2021. Another split system with a cooling capacity of 4 tons serves the elevator control room and dates to 2009. A split system includes an exterior condensing unit and an interior air handling unit/furnace. We recommend replacement of the elevator control room system by 2028 and again by 2048. We recommend replacement of the mailroom system by 2041.

Doors, Automatic Openers, Partially Shared

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.10% **Line Item: 35**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	4	Each	Current Unit Cost:	$5,700.00	
Replacement Per Phase:	4	Each	Current Cost Per Phase:	$22,800	
Replaced in Next 30-Years:	4	Each	Total Cost Next 30-Years:	$34,730	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	11		Useful Life in St Paul, MN	to 20	Years
Estimated First Year of Replacement:	2036		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	72	

Door switch

Lobby door operator

Door switch

Lobby door operator

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$34,730	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The association owns 2 automatic door openers at the lobby, 1 at the mailroom and they share ownership of 1 at the skybridge shared atrium (shared with MPR). The ages of these components were not available at the time of inspection; they appear in satisfactory operational condition. We recommend replacement of the operators and switches by 2036. Our unit cost reflects the sharded nature of 1 of the openers.

Electrical System, Thermoscans and Capital Repairs

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.30% **Line Item: 36**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	$17,000.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	$17,000	
Replaced in Next 30-Years:	3	Allowance	Total Cost Next 30-Years:	$100,789	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	to 43		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	4		Useful Life in St Paul, MN	10 to 15	Years
Estimated First Year of Replacement:	2029		Full or Partial Replacement:	Full	300.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	76	

Typical meter room with transformer

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$19,811	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$31,354	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$49,623
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The common electrical system components are primarily original to construction and are reported in satisfactory condition. The client does not report a history of service disruptions or electrical fires. Inspections of the electrical systems are beyond the scope of our non-invasive analysis. We include an allowance to perform infrared thermoscans and repairs to the common electrical components by 2029 and every 12 years after. Updates to this study will consider the findings of any invasive inspection.

Elevator Modernization, Traction, Controls

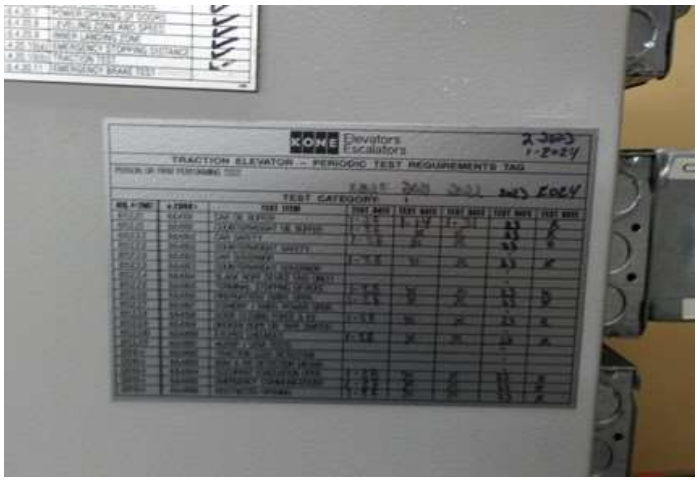
SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **2.53%** **Line Item: 37**

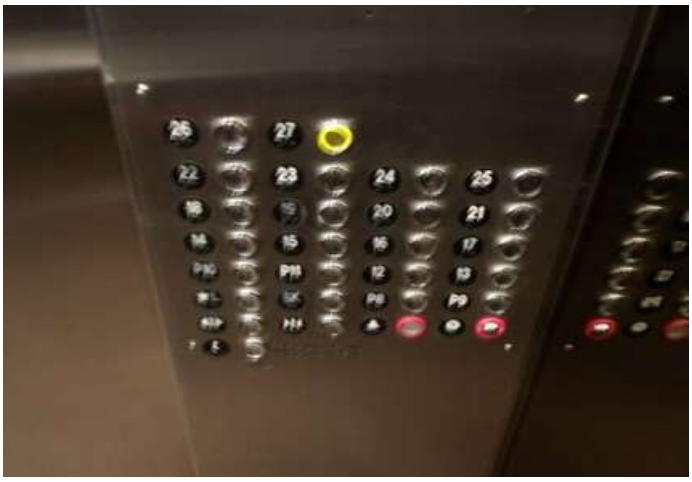
ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2	Each	Current Unit Cost:	$240,000.00	
Replacement Per Phase:	2	Each	Current Cost Per Phase:	$480,000	
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	$852,068	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	19		Overall Current Condition:	Good	
Remaining Years Until Replacement:	15		Useful Life in St Paul, MN	to 35	Years
Estimated First Year of Replacement:	2040		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	83	

Elevator controls

Elevator hoist and controls



Specification tag



Floor selector panel

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$852,068	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The elevator controls were reportedly updated in 2006. Modernization cost includes elevator controllers, selector systems, machine encoders, door operators, car operating panels, car governors, fire service/emergency features, and wiring at cars, hoistway, and equipment room. Modernization is recommended by 2040.

Elevator Modernization, Traction, Hoist and Motors

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.61% **Line Item: 38**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2	Each	Current Unit Cost:	$70,000.00	
Replacement Per Phase:	2	Each	Current Cost Per Phase:	$140,000	
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	$205,250	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	43		Overall Current Condition:	Good	
Remaining Years Until Replacement:	10		Useful Life in St Paul, MN	to 50+	Years
Estimated First Year of Replacement:	2035		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	83	

Hoist and motor

Hoist and motor

Hoist and sheave

Specification tag

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$205,250	**2045**	$0	**2055**	$0

Engineering Narrative

The elevator machines (hoists and motors) reportedly date to original construction. Based on age, we include replacement by 2035. This report should be updated with recommendations from qualified elevator contractors and consultants.

Exhaust Fans, Kitchen, Bathroom and Stairs, Phased Replacement

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **0.63%** **Line Item: 39**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	19	Each	Current Unit Cost:	$3,500.00	
Replacement Per Phase:	3	Each	Current Cost Per Phase:	$11,083	
Replaced in Next 30-Years:	32	Each	Total Cost Next 30-Years:	$211,619	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Varies		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	2		Useful Life in St Paul, MN	15 to 20	Years
Estimated First Year of Replacement:	2027		Full or Partial Replacement:	Full	166.7%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	83	

Rooftop exhaust fans

Downblast exhaust fan

Downblast exhaust fan

Stairwell fan

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$16,883	**2046**	$0
2027	$11,965	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$26,719
2029	$0	**2039**	$18,936	**2049**	$0
2030	$13,420	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$29,969
2032	$0	**2042**	$21,239	**2052**	$0
2033	$15,052	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$33,614
2035	$0	**2045**	$23,822	**2055**	$0

Engineering Narrative

Exhaust fans serve the kitchens, bathrooms, laundry rooms and stairs. The fans appear to vary in age and style. Based on their varying ages, we recommend the association budget to replace up to 1/6th of the fans by 2027 and every 3 years after. The association should fund interim motor and belt replacements through the operating budget.

Fire Detection, Control Panel and Emergency Devices

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **2.96%** **Line Item: 40**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	System	Current Unit Cost:	$430,000.00	
Replacement Per Phase:	1	System	Current Cost Per Phase:	$430,000	
Replaced in Next 30-Years:	1	System	Total Cost Next 30-Years:	$997,724	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	2		Overall Current Condition:	Very Good	
Remaining Years Until Replacement:	22		Useful Life in St Paul, MN	15 to 25	Years
Estimated First Year of Replacement:	2047		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	69	

Fire alarm control panel

Manual pull station

Horn / strobe fixture

Door magnet

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$997,724
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The fire detection system includes the control panel (located in the lobby), 223 smoke/heat/CO detectors, 1 pull station, 16 magnetic door holders and 509 horn/strobes/speakers. The panels and devices date to 2023 and are in very good condition. The panel can likely be repaired to extend its life. However, sourcing replacement parts will likely become increasingly difficult. Additionally, changes to building codes may prompt the need for replacement. We include an allowance for replacement of the panel and devices by 2047. We partially base our cost on the association's historic cost.

Fire Suppression, Automatic Sprinkler System, Capital Repairs

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **0.76%** **Line Item: 41**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	$73,000.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	$73,000	
Replaced in Next 30-Years:	2	Allowance	Total Cost Next 30-Years:	$254,860	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	to 43		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	6		Useful Life in St Paul, MN	to 15	Years
Estimated First Year of Replacement:	2031		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	96	

Fire suppression sprinkler head

Fire suppression sprinkler head

Sprinkler head in hallway

Engineering Narrative

The common areas are served by a fire suppression sprinkler system. The system is comprised of wet and dry pipe systems. The client reports that all of the sprinkler heads were replaced in 2009. These systems have long useful lives. We do not anticipate the need for complete replacement. Instead, we recommend the association budget for capital repairs as the systems age. We include allowances for capital repairs by 2031 and every 15 years after. This report should be updated as new information is gathered by qualified personnel during the annual inspections.

Our quantity includes only the system serving the condo areas and excludes the system serving the commercial parking ramp areas.

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$163,023
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$91,837	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Generator, Emergency, Common, Diesel, 350-kW (Incl. Transfer Switch and Fuel Tank)

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **1.78%** **Line Item: 42**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Each	Current Unit Cost:	$190,000.00	
Replacement Per Phase:	1	Each	Current Cost Per Phase:	$190,000	
Replaced in Next 30-Years:	1	Each	Total Cost Next 30-Years:	$598,715	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	4		Overall Current Condition:	Good	
Remaining Years Until Replacement:	30		Useful Life in St Paul, MN	30 to 35	Years
Estimated First Year of Replacement:	2055		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	69	

Emergency generator

Emergency generator

Fuel storage tank

Transfer switch

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$598,715

Engineering Narrative

A diesel-fired generator is located in the basement and comes online in the event of a power disruption to power critical building systems. The system has a capacity of 350-kW and dates to 2021. We include an allowance to replace the generator, transfer switch and fuel tank by 2055.

Heat Exchanger, Plate and Frame, HVAC

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **1.16%** **Line Item: 43**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	5	Each	Current Unit Cost:	$44,000.00	
Replacement Per Phase:	5	Each	Current Cost Per Phase:	$220,000	
Replaced in Next 30-Years:	5	Each	Total Cost Next 30-Years:	$390,531	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	22		Overall Current Condition:	Good	
Remaining Years Until Replacement:	15		Useful Life in St Paul, MN	25 to 35	Years
Estimated First Year of Replacement:	2040		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	84	

Chilled system heat exchangers (HXs)

Chilled system HXs

Building heating plate heat exchanger

Fund replacement of domestic water HXs through operating budget

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$390,531	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

2 heat exchangers (HXs) serve the building heating system while 3 insulated HXs serve the building cooling system. The heat exchangers allow for transfer of heat between 2 fluids without mixing. The exchanger date to 2003. Based on age, we include an allowance for replacement by 2040. The association should fund replacement of the domestic hot water HXs through the operating budget as needed.

Laundry Equipment, Phased Replacement

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **1.45%** **Line Item: 44**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	94	Each	Current Unit Cost:	$1,050.00	
Replacement Per Phase:	24	Each	Current Cost Per Phase:	$24,675	
Replaced in Next 30-Years:	235	Each	Total Cost Next 30-Years:	$489,505	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Varies		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	3		Useful Life in St Paul, MN	10 to 15	Years
Estimated First Year of Replacement:	2028		Full or Partial Replacement:	Full	250.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	85	

Laundry washers

Clothes dryers

Clothes dryers

Common laundry equipment

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$55,104
2027	$0	**2037**	$39,052	**2047**	$0
2028	$27,676	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$61,806
2030	$0	**2040**	$43,802	**2050**	$0
2031	$31,042	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$69,323
2033	$0	**2043**	$49,129	**2053**	$0
2034	$34,817	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$77,754

Engineering Narrative

47 washers and 47 dryers are available to residents. The washers and dryers vary in age, with some dating even to 1982. The association spent $25,000 on partial replacements in 2025. Based on their varied ages, we include replacement of up to 25% of the equipment every 3 years, beginning by 2028.

Pipes, Riser Sections and Common Plumbing, Partial Replacement

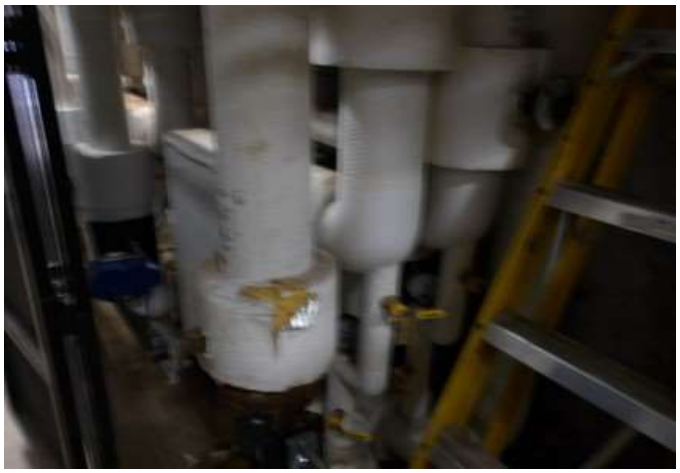
SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 36.09% **Line Item: 45**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	3,250	Riser Sections	Current Unit Cost:	$2,115.00	
Replacement Per Phase:	236	Riser Sections	Current Cost Per Phase:	$499,909	
Replaced in Next 30-Years:	2,600	Riser Sections	Total Cost Next 30-Years:	$12,170,409	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	to 43		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	1		Useful Life in St Paul, MN	to 75+	Years
Estimated First Year of Replacement:	2026		Full or Partial Replacement:	Partial	80.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	90	

Vent pipe penetration through roof

Insulated piping in mechanical room



Insulated common piping

Schedule of Replacements Costs

2025	$0				
2026	$519,406	**2036**	$761,486	**2046**	$0
2027	$0	**2037**	$0	**2047**	$1,159,933
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$1,252,173
2030	$0	**2040**	$887,410	**2050**	$0
2031	$0	**2041**	$0	**2051**	$1,351,747
2032	$653,431	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$1,459,239
2034	$0	**2044**	$1,034,157	**2054**	$1,516,149
2035	$0	**2045**	$0	**2055**	$1,575,279

Engineering Narrative

We estimated 3,250 riser sections serve the building HVAC and domestic water and waste systems of the buildings. A riser section is one section of pipe that is one story in height. The pipes include roof drains, HVAC supply, HVAC return, condensate, cold water supply, hot water supply, hot water return, waste and vent pipes. The HVAC supply and return pipes were reportedly replaced in 2005. The client does not report active leaks, but reports that there have been leaks in the past. The pipes are a combination of materials. Over time, the pipes may increasingly develop pinhole leaks, leaks at joints and accumulate sediment that affects internal pressures. We do not anticipate the need for replacement of all the riser sections during the next 30 years. Instead, we include a budgetary allowance to replace up to 80% of the pipes by 2055.

Due to the limited nature of our non-invasive inspection, we are unable to confirm the layout, quantities and conditions of the pipes. We recommend the association consult with a plumber to determine the condition of the pipes. Updates to this study will consider the findings of any invasive study as well as the timing and scope of pipe replacement projects.

Pump, Domestic Cold Water, 15-HP (Incl. Controls)

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **0.25%** **Line Item: 46**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2	Each	Current Unit Cost:	$26,000.00	
Replacement Per Phase:	2	Each	Current Cost Per Phase:	$52,000	
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	$85,508	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	<12		Overall Current Condition:	Good	
Remaining Years Until Replacement:	13		Useful Life in St Paul, MN	to 25	Years
Estimated First Year of Replacement:	2038		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	84	

Domestic water pump system

Domestic water pump

Pump and controls assembly

Specification tag

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$85,508	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The association maintains 2 pumps with capacities of 15-HP each, and a set of controls to provide domestic cold water throughout the building. The pumps were likely replaced after 2013 and are reported in satisfactory operational condition. We recommend replacement of the pumps and controls by 2038. The association should fund interim motor replacement and pump rebuilding through the operating budget as needed.

Pumps, HVAC, Core Loop, 25-HP, Phased Replacement

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.38% **Line Item: 47**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	3	Each	Current Unit Cost:	$22,500.00	
Replacement Per Phase:	1	Each	Current Cost Per Phase:	$22,500	
Replaced in Next 30-Years:	3	Each	Total Cost Next 30-Years:	$127,152	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Varies		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	10		Useful Life in St Paul, MN	20 to 30	Years
Estimated First Year of Replacement:	2035		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	91	

HVAC pumps

Pump housing

Pump housing

Specification tag

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$35,610	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$58,556
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$32,987	**2045**	$0	**2055**	$0

Engineering Narrative

The association maintains 3 pumps with capacities of 25-HP each to circulate heated or chilled water to the fan coil units throughout the building. The pumps date to 2010, 2011 and 2024 and are reported in satisfactory condition. We recommend phased replacement between 2035-2050. The association should fund interim motor replacement, pump rebuilding and replacement of pumps with capacities less than 5-HP through the operating budget as needed. We partially base our cost of replacement on the association's historic cost.

Pump, Fire Suppression, 75-HP (Incl. Controller)

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.41% **Line Item: 48**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Each	Current Unit Cost:	$110,000.00	
Replacement Per Phase:	1	Each	Current Cost Per Phase:	$110,000	
Replaced in Next 30-Years:	1	Each	Total Cost Next 30-Years:	$138,384	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	43		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	6		Useful Life in St Paul, MN	to 50	Years
Estimated First Year of Replacement:	2031		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	102	

Fire suppression pump

Pump motor

Specification tag

Fire pump controller

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$138,384	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

An electric fire suppression pump, with a capacity of 75-HP is located in a mechanical room in the basement. This type of pump is seldom used and has a long useful life. We include an allowance for replacement of the pump and controller by 2031. The association should fund interim motor replacement and pump rebuilding through the operating budget as needed.

Security System, FOB Access

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.21% **Line Item: 49**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	18	Card Readers	Current Unit Cost:	$2,125.00	
Replacement Per Phase:	18	Card Readers	Current Cost Per Phase:	$38,250	
Replaced in Next 30-Years:	18	Card Readers	Total Cost Next 30-Years:	$70,547	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	2		Overall Current Condition:	Very Good	
Remaining Years Until Replacement:	16		Useful Life in St Paul, MN	15 to 20	Years
Estimated First Year of Replacement:	2041		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	57	

FOB access reader

Proximity reader

FOB access reader

Proximity reader

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$70,547	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The FOB access system includes head end equipment and proximity readers at 18 doors. The system is reported in satisfactory operational condition and dates to 2023. We include replacement of the system by 2041. Our cost is partially based on the association's historic cost, provided by management.

Security System, Surveillance, Phased Replacement

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.26% **Line Item: 50**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	15	Cameras	Current Unit Cost:	$1,500.00	
Replacement Per Phase:	5	Cameras	Current Cost Per Phase:	$7,500	
Replaced in Next 30-Years:	30	Cameras	Total Cost Next 30-Years:	$89,184	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Varies		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	4		Useful Life in St Paul, MN	10 to 15	Years
Estimated First Year of Replacement:	2029		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	80	

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$8,740	**2039**	$12,814	**2049**	$18,786
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$10,583	**2044**	$15,515	**2054**	$22,746
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The surveillance system incudes 15 cameras and head end equipment. The equipment is reported in good condition and pieces have been replaced as needed. The board reports they are satisfied with the layout and resolution of the cameras. We include an allowance to replace up to one-third of the system every 5 years, beginning by 2029.

Tanks, Storage, Domestic Hot Water, 200-Gallon

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **Line Item: 51**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	3	Each	Current Unit Cost:	$18,200.00	
Replacement Per Phase:	3	Each	Current Cost Per Phase:	$54,600	
Replaced in Next 30-Years:	3	Each	Total Cost Next 30-Years:	$153,395	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	2 to 4		Overall Current Condition:	Very Good	
Remaining Years Until Replacement:	27		Useful Life in St Paul, MN	to 30	Years
Estimated First Year of Replacement:	2052		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	60	

Water storage tanks

Domestic hot water tanks

Insulated storage tank

Specification tag

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$153,395
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

Three insulated storage tanks, each with a capacity of 200-gallons work with heat exchangers and small recirculating pumps to provide domestic hot water throughout the building. The tanks date to 2021-2023 and are in good condition. We recommend replacement by 2052. We partially base our cost on the association's historic cost of replacement.

Trash Chute and Doors

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.57% **Line Item: 52**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	27	Floors	Current Unit Cost:	$3,300.00	
Replacement Per Phase:	27	Floors	Current Cost Per Phase:	$89,100	
Replaced in Next 30-Years:	27	Floors	Total Cost Next 30-Years:	$191,509	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	43		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	20		Useful Life in St Paul, MN	50+	Years
Estimated First Year of Replacement:	2045		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	78	

Trash chute door

Trash chute liner

Trash chute discharge

Trash chute vent

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$191,509	**2055**	$0

Engineering Narrative

A trash chute aids in refuse removal. The chute is original and is reported in satisfactory condition. Trash chutes have long useful lives if they are used appropriately. Based on the age, we recommend replacement by 2045.

Trash Compactor

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.22% **Line Item: 53**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Each	Current Unit Cost:	$18,000.00	
Replacement Per Phase:	1	Each	Current Cost Per Phase:	$18,000	
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	$72,731	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	22		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	3		Useful Life in St Paul, MN	20 to 25	Years
Estimated First Year of Replacement:	2028		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	82	

Trash compactor

Compactor controls

BUILDING RESERVES

BUILDING RESERVES

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$20,189	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$52,542
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

A trash compactor is located at the base of the trash chute. The compactor reportedly dates to 2003. Based on age, we include an allowance for replacement by 2028 and again by 2053.

BUILDING RESERVES

Variable Frequency Drives

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.28% **Line Item: 54**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	3	Each	Current Unit Cost:	$7,000.00	
Replacement Per Phase:	3	Each	Current Cost Per Phase:	$21,000	
Replaced in Next 30-Years:	6	Each	Total Cost Next 30-Years:	$95,678	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	5 to 7		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	11		Useful Life in St Paul, MN	to 20	Years
Estimated First Year of Replacement:	2036		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	82	

Variable frequency drives

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$31,988	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$63,690
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The 3 core loop HVAC pumps are each served by a variable frequency drive (VFD). These drives work with motors to allow for incremental operation to better modulate system pressure and energy use. Additionally, VFDs will reduce the wear and tear of motors that is normally experienced when motors are powered on. We recommend replacement of the VFDs by 2036 and again by 2054.

Vehicle, Honda Rubicon

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.15% **Line Item: 55**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Each	Current Unit Cost:	$13,000.00	
Replacement Per Phase:	1	Each	Current Cost Per Phase:	$13,000	
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	$49,573	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	5		Useful Life in St Paul, MN	to 20	Years
Estimated First Year of Replacement:	2030		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	82	

Honda Rubicon

Common utility vehicle

Utility vehicle model

BUILDING RESERVES

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$15,741	**2040**	$0	**2050**	$33,832
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The association owns a utility vehicle to move dumpsters through the parking ramp. The age of the vehicle was not available at the time of inspection, but it was reportedly overhauled in 2023 and is in fair condition. The client reports that the plow needs replacement near term. Based on its operational condition, we include replacement by 2030 and again by 2050.

Pool Furniture

POOL COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.18% **Line Item: 56**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	$10,000.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	$10,000	
Replaced in Next 30-Years:	3	Allowance	Total Cost Next 30-Years:	$60,328	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	3		Overall Current Condition:	Good	
Remaining Years Until Replacement:	7		Useful Life in St Paul, MN	to 12	Years
Estimated First Year of Replacement:	2032		Full or Partial Replacement:	Full	300.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	55	

Common furniture

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$13,071	**2042**	$19,163	**2052**	$28,094
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The association replaced the pool furniture in 2022 and it is reported in good condition. The majority of the furniture was in storage at the time of our inspection. Based on age, we include future replacement by 2032 and every 10 years after.

Pool Liner, Fiberglass

POOL COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **0.11%** **Line Item: 57**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	390	Hor. Sq. Ft.	Current Unit Cost:	$60.00	
Replacement Per Phase:	390	Hor. Sq. Ft.	Current Cost Per Phase:	$23,400	
Replaced in Next 30-Years:	390	Hor. Sq. Ft.	Total Cost Next 30-Years:	$38,478	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	12		Overall Current Condition:	Good	
Remaining Years Until Replacement:	13		Useful Life in St Paul, MN	20 to 30	Years
Estimated First Year of Replacement:	2038		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	82	

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$38,478	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The concrete pool structure uses a fiberglass liner. The liner reportedly dates to 2013 and reportedly has no leaks. Inspection of the liner was not possible at the time of inspection. Based on the age of the liner, we include future replacement by 2038.

Acoustical Tile and Grid System, Garage, P11

GARAGE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.16% **Line Item: 58**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	4,365	Square Feet	Current Unit Cost:	$9.00	
Replacement Per Phase:	4,365	Square Feet	Current Cost Per Phase:	$39,285	
Replaced in Next 30-Years:	4,365	Square Feet	Total Cost Next 30-Years:	$55,433	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	9		Useful Life in St Paul, MN	to 30+	Years
Estimated First Year of Replacement:	2034		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	82	

Dropped ceiling tile and grid system

Sagging tiles

Garage dropped ceiling

Loose ceiling tile

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$55,433	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

A dropped grid and tile system is located at P11, under the building superstructure. This system is critical to insulate piping serving the condominium. The age of the system was not available at the time of inspection, but may be original. We recommend the association continue to fund interim repairs through operating budget. We include full replacement by 2034, in coordination with other garage renovation projects.

Concrete Garage Floors P9-P11, Capital Repairs and Traffic Membrane

GARAGE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 9.61% **Line Item: 59**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	71,110	Square Feet	Current Unit Cost:	$7.00	
Replacement Per Phase:	71,110	Square Feet	Current Cost Per Phase:	$497,770	
Replaced in Next 30-Years:	213,330	Square Feet	Total Cost Next 30-Years:	$3,241,768	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	5+		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	9		Useful Life in St Paul, MN	8 to 12	Years
Estimated First Year of Replacement:	2034		Full or Partial Replacement:	Full	300.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	94	

Previous concrete patches

Exposed reinforcing steel with rust

Previous concrete patches

Elevated concrete floor

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$702,374	**2044**	$1,029,732	**2054**	$1,509,662
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

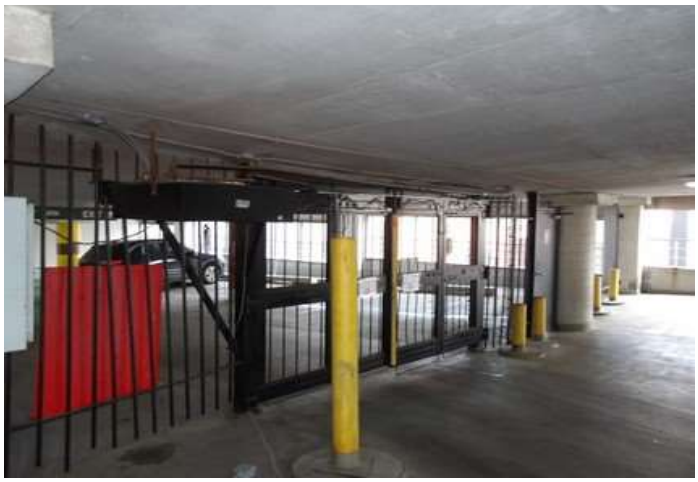
The elevated concrete floors in the private garage (floor P8 through P11) appear in fair overall condition. The concrete uses a traffic membrane and the client reports they did major repairs in 2020 and are doing additional repairs between 2024-2025. It is imperative to conduct inspections and timely repairs to prevent water infiltration into the structures, where moisture can cause rusting of the structural steel. At this time, we include an allowance for comprehensive inspection, repairs and traffic membrane installation by 2034 and every 10 years after.

Garage Gates and Operators, P8

GARAGE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.39% **Line Item: 60**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2	Sets	Current Unit Cost:	$15,000.00	
Replacement Per Phase:	2	Sets	Current Cost Per Phase:	$30,000	
Replaced in Next 30-Years:	4	Sets	Total Cost Next 30-Years:	$130,858	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	~30		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	5		Useful Life in St Paul, MN	20 to 25	Years
Estimated First Year of Replacement:	2030		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	85	



Common garage gates

Gate operator controls

Garage gate operator

Gate arm

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$36,324	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$94,534

Engineering Narrative

Two sets of gates limit access into the condominium garage, beginning at level P8. The ages of the gates is approximately 30 years and they are reported in satisfactory operational condition. Based on condition, we recommend the association defer replacement until 2030. We include subsequent replacement by 2055.

Light Fixtures, Garage, P8-P11

GARAGE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.12% **Line Item: 61**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	63	Each	Current Unit Cost:	$300.00	
Replacement Per Phase:	63	Each	Current Cost Per Phase:	$18,900	
Replaced in Next 30-Years:	63	Each	Total Cost Next 30-Years:	$40,623	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	~10		Overall Current Condition:	Good	
Remaining Years Until Replacement:	20		Useful Life in St Paul, MN	25 to 30	Years
Estimated First Year of Replacement:	2045		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	64	

Garage lighting

Garage light fixture

Strip garage fixture

Strip garage fixture

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$40,623	**2055**	$0

Engineering Narrative

Our inspection notes 63 ceiling mounted strip light fixtures at levels P8 through P11 of the garage. These components are in good condition and are reported as approximately 10 years of age. We recommend the association budget for future fixture replacement by 2045.

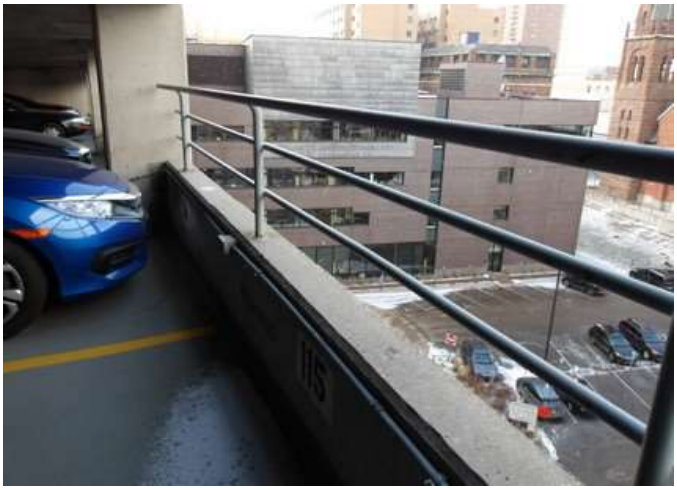
Railings, Garage Levels P8-P11, Paint Finishes and Capital Repairs

GARAGE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.23% **Line Item: 62**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1,125	Linear Feet	Current Unit Cost:	$9.67	
Replacement Per Phase:	1,125	Linear Feet	Current Cost Per Phase:	$10,880	
Replaced in Next 30-Years:	3,375	Linear Feet	Total Cost Next 30-Years:	$78,118	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Very Good	
Remaining Years Until Replacement:	14		Useful Life in St Paul, MN	6 to 8	Years
Estimated First Year of Replacement:	2039		Full or Partial Replacement:	Full	300.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	49	

Garage railings



Metal railings

Rust at metal railing

Rust at post

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$25,245
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$18,589	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$34,284

Engineering Narrative

The association spent $10,880 in 2025 for repairs and painting of the garage railings, at levels P8 through P11. We discuss replacement of the railings later in this report and include future painting projects by 2039 and every 8 years after. We discuss the 2025 related concrete repairs later in this report. The commercial entity is responsible for the garage metal railings below P8.

Railings, Garage Levels P8-P11, Replacement

GARAGE COMPONENT

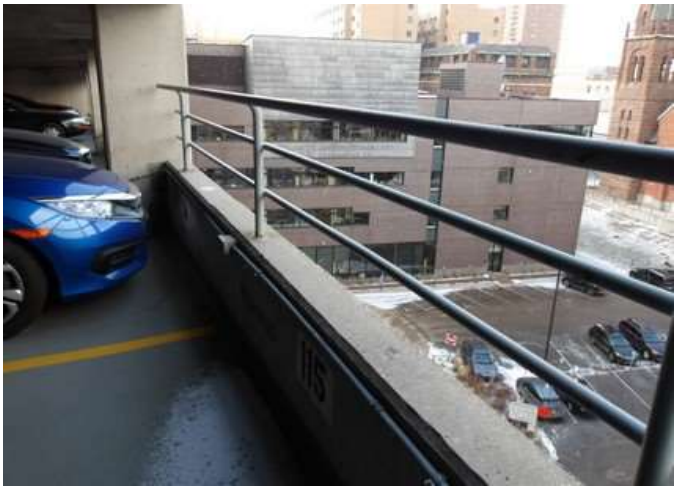
PERCENTAGE OF TOTAL FUTURE COSTS: 0.57% **Line Item: 63**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1,125	Linear Feet	Current Unit Cost:	$135.00	
Replacement Per Phase:	1,125	Linear Feet	Current Cost Per Phase:	$151,875	
Replaced in Next 30-Years:	1,125	Linear Feet	Total Cost Next 30-Years:	$191,064	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	43		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	6		Useful Life in St Paul, MN	to 50	Years
Estimated First Year of Replacement:	2031		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	77	

Garage railings as viewed from street level

Rust at railing posts

Post pocket detail



Horizontal garage railings

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$191,064	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

We discuss paint finish applications to the garage railings previously in this report. Based on age, we recommend the association budget for replacement of the railings by 2031. The commercial entity is responsible for the garage metal railings below P8.

Contingency Allowance

OTHER COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 1.70% **Line Item: 64**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	$10,000.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	$10,000	
Replaced in Next 30-Years:	30	Allowance	Total Cost Next 30-Years:	$573,083	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	ongoing		Overall Current Condition:		
Remaining Years Until Replacement:	1		Useful Life in St Paul, MN	N/A	Years
Estimated First Year of Replacement:	2026		Full or Partial Replacement:	Full	3000.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating			Priority Score		

Schedule of Replacements Costs

2025	$0				
2026	$10,390	**2036**	$15,232	**2046**	$22,332
2027	$10,795	**2037**	$15,827	**2047**	$23,203
2028	$11,216	**2038**	$16,444	**2048**	$24,108
2029	$11,654	**2039**	$17,085	**2049**	$25,048
2030	$12,108	**2040**	$17,751	**2050**	$26,025
2031	$12,580	**2041**	$18,444	**2051**	$27,040
2032	$13,071	**2042**	$19,163	**2052**	$28,094
2033	$13,581	**2043**	$19,910	**2053**	$29,190
2034	$14,110	**2044**	$20,687	**2054**	$30,328
2035	$14,661	**2045**	$21,494	**2055**	$31,511

Engineering Narrative

We include contingency allowances to fund any reserve expenditures that are not otherwise explicitly enumerated in this report. This allowance can serve to fund unexpected cost overruns or projects, which may frequently occur in communities of this vintage. Updates to this study will consider adjusting the magnitude and timing of these expenditures.

Additional Reserve Contributions

OTHER COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: **-0.12%** **Line Item: 65**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	-$42,000.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	-$42,000	
Replaced in Next 30-Years:	1	Allowance	Total Cost Next 30-Years:	-$42,000	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	N/A		Overall Current Condition:		
Remaining Years Until Replacement:	30		Useful Life in St Paul, MN	N/A	Years
Estimated First Year of Replacement:	2055		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating			Priority Score		

Schedule of Replacements Costs

2025	$0				
2026	-$42,000	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The client informs us that the association made an additional reserve contribution of $42,000 in 2025 and intends to make a similar contribution of $42,000 in 2026. We do not show the 2025 additional contribution because we are using a 12/31/25 projected reserve balance. We show the 2026 additional contribution as a negative reserve expenditure.

TERMS AND DEFINITIONS

(Definitions are derived from the standards set forth by the Community Association Institute, C.A.I.)

CASH FLOW METHOD: A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

CURRENT COST OF REPLACEMENT: That amount required today derived from the quantity of the Reserve Component and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current local market prices for materials, labor and manufacturing equipment, contractor' overhead, profit and fees, but without provisions for building permits, over time, bonuses for labor or premiums for material and equipment. We include removal and disposal costs in the cost of replacement where applicable.

COMPONENT: The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

COMPONENT INVENTORY: The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate Association representative(s) of the association or cooperative.

FINANCIAL ANALYSIS: The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

FUNDING PLAN: An association's plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

FUTURE COST OF REPLACEMENT: Reserve Expenditure derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for material, labor and equipment.

LONG-LIVED COMPONENTS: Property components of Association responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

PHYSICAL ANALYSIS: The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

RECOMMENDED FUNDING: The stated purpose of this Reserve Study to determine the adequate, not excessive, future annual, reasonable Reserve Contributions to fund future Reserve Expenditures.

REMAINING YEARS UNTIL REPLACEMENT: Also referred to as "Remaining Life" (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have "zero" Remaining Useful Life.

REPLACEMENT COST: The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

RESERVE BALANCE: Actual or projected funds as of a particular point in time that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts, Cash ReservesBased upon information provided and not audited.

RESERVE STUDY: A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

SPECIAL ASSESSMENT: An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes

USEFUL LIFE (UL): Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present

RESOURCES USED

Building Reserves INC., uses different national and local data to conduct its professional services. A concise list of several of these resources follows.

Association of Construction Inspectors - The largest professional organization for those involved in providing inspection and construction project management. ACI is the leading association providing standards, guild lines, regulations, education and training.

Community Association Institute – America's leading advocate for responsible communities noted as the only national organization. Their mission is to assist communities in promoting harmony, community, and responsible leadership.

Marshall & Swift/ Boeckh (MS/B) – The worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at http://www.msbinfo.com

R.S. Means Costworks – North America's leading supplier of construction cost information. A member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects, found on the web at http://www.rsmeans.com

Service Contract

Contract Date: 8/19/2024

Customer: City Walk Condominium Association

This Agreement is between Building Reserves, Inc. located at 1341 W Fullerton Ave #314, Chicago, IL 60614 (herein referred to as "BR"), and (herein referred to as "Customer"). BR agrees to complete an investigation and reserve study of the Property (the "Study") that provides, among other things, an analysis of the unit quantities and unit costs, a life analysis and condition assessment, projected replacement times and a cash flow analysis with recommended reserve contributions to offset capital and replacement costs of Customer property.

Customer may elect to purchase additional or alternate services or packages provided by BR, which include but are not limited to Preventative Maintenance Plans (herein referred to as "PMP"). These additional or alternate services are also governed by the terms of this contract.

Customer shall pay to BR an amount equal to the Fee, as determined in accordance with the payment schedule set forth in the Proposal and any riders (and which may include the PMP, or other such programs or services.).

Customer agrees to cooperate and provide BR with access to the Property within a reasonable period of time following BR's request for an on-site inspection. Customer will use its best efforts to provide BR with historical and budgetary information for the Property as well as all governing documents and other information requested by BR with respect to the Property.

BR's inspection and analysis of the Property is limited to visual observations, with no testing, and is non-invasive. BR is not qualified to detect or quantify the impact of hazardous materials or adverse environmental concerns. Unless BR expressly states otherwise in writing, BR does not investigate or consider (nor assume any responsibility or liability for) the existence or impact of any hazardous materials or any structural, latent or hidden defects on or within the Property. BR will not conduct any soil or water analysis, geological survey or investigation of subsurface mineral rights (including, without limitation, water, oil, gas, coal or metal). The validity of BR's Study (and BR's opinions and estimates) could be affected adversely by the presence of substances such as asbestos, urea-formaldehyde foam insulation, toxic wastes, environmental mold, and other chemicals or hazardous materials. BR does not conduct any invasive or structural testing or inspections; accordingly, BR makes no representation, warranty or guarantee regarding (nor does BR assume any liability or responsibility for) the structural integrity of the Property, including, without limitation, any physical defects that were not readily apparent during BR's onsite inspection. BR will inspect sloped roofs only from the ground level. BR will inspect flat roofs from the roof level when and where safe access is available (as determined in BR's sole discretion). BR specifically disclaims any liability associated with studies or reports that are selected which do not include an
on-site inspection at the onset, as all information necessary to provide the reports and plans are subject to information provided by Customer.

As a result of the Study or upon information provided by the Customer, as the case may be, BR will prepare an initial report (the "Initial Report") that represents a valid opinion of BR's findings and recommendations. If requested by Customer within six (6) calendar months following the date of the Initial Report, BR will prepare up to two (2) revised reports, incorporating new information that is provided by Customer in written and list format, as well as any changes that are requested reasonably by Customer and agreed-upon by BR (the "Final Report" and, together with the Initial Report, the "Reports"). If Customer does not request a Final Report within six (6) calendar months following the date of the Initial Report, then the Initial Report shall be deemed as the Final Report.

This Preventative Maintenance Plan is provided as guidance only and provides suggestions for the Customers that may help maintain its property. It contains recognized information, standards and suggestions on the types and frequency of practices, and maintenance that may sustain the property and systems of the Customer. Sections of the guidance may not be applicable to every Customer and this guidance should be considered advisory, as individual conditions for each Customer property may affect the required maintenance of the individual Customer.

The Reports contain intellectual property that was developed by BR and is provided on a confidential basis to only Customer for only Customer's benefit. The Reports are limited to only the express purpose stated herein and may be relied upon only by Customer. The Reports, whether in whole or in part, may not be used for any purpose other than its intended purpose, including, but not limited to, as a design specification, design engineering study or an appraisal. Without BR's prior written consent, Customer may not reference BR's name or the Reports (or any information contained therein, whether in whole or in part) in any document that is reproduced or distributed to third parties without BR's prior written consent.

BR's opinions and estimates (whether oral or contained within the Initial Report or Final Report) are not (and shall not be construed as) a representation, warranty or guarantee of (i) the actual costs of replacement; (ii) the integrity of condition any common elements; (iii) the actual remaining useful life of the Property or any elements contained thereon or therein; or (iv) the actual quantities of components present at the property. BR's opinions and estimates do not constitute any representation, warranty or guarantee of the performance of any products, materials or workmanship with respect to the Property.

Service Contract

Contract Date: 8/19/2024

Customer: City Walk Condominium Association

BR's compensation is not dependent or contingent upon any conclusions in the Reports. Customer agrees to pay BR fifty percent (50%) of the quoted fee upon signing as a retainer, and prior to site inspection or shipment of Initial Report. The remaining Fifty percent (50%) is due within 30 days of shipment of Initial Report, and late payments are subject to a monthly interest rate of one and one-half percent (1.5%). If BR does not receive the Fee in accordance with such payment schedule, then BR shall have the immediate right (in BR's sole and absolute discretion) to cease all services hereunder and to withhold any Initial Report and/or Final Reports. Customer understands that the quoted Fee is based on the accuracy of relevant Customer information provided to BR in the initial request for proposal. Should the information provided by Customer pertaining to Customer's maintenance responsibilities, property or quantity of independent budgets be found to be misrepresented or inaccurate, BR reserves the right to requote the project. In addition, the accuracy of any Reports is subject to the accuracy of information provided by Customer. BR makes no representations that it will be able to identify all commonly-owned components unless they are properly identified by Customer.

BR assumes that all data and information provided to BR by Customer is accurate, without any independent investigation or verification by BR. Customer indemnifies and holds harmless BR (and its employees, officers and directors) from and against any and all losses, claims, actions, causes of action, damages, expenses or liabilities (including, without limitation, reasonable attorneys' fees and court costs) that BR might suffer or incur as a result of (i) any false, misleading or incomplete information supplied by or on behalf of Customer to BR; or (ii) any improper use or reliance on the Reports. To the best of BR's knowledge, all data set forth in the reports is true and accurate. Notwithstanding the foregoing, BR assumes no liability for the accuracy of any data, opinions or estimates that are furnished by third parties, even if BR relied upon such information in generating its reports. BR's liability (including, without limitation, the collective liability of any of BR's employees, officers or directors) is limited to actual damages in an amount not to exceed the amount of the fee actually received by BR.

Customer shall indemnify, defend and hold harmless BR (and its employees, officers and directors) from and against any and all losses, liabilities, claims, actions, lawsuits, demands, damages, costs, money judgments and expenses (including reasonable attorneys' fees) arising out of a breach of this Agreement by Customer. Customer warrants that it has all rights necessary to provide the Proprietary Information to BR. Customer's obligation for indemnification and reimbursement shall extend to any director, officer, employee, affiliate, or agent of BR.

Customer hereby grants BR the right to use Customer's name in marketing materials and in BR's client list; provided, however, BR reserves the right to use property information to obtain estimates of replacement costs, useful life estimations, or other information that BR, in its sole discretion, believes may be appropriate or beneficial.

This Agreement represents the entire understanding and agreement of the Parties and supersedes all prior communications, agreements and understandings, if any, between the Parties relating to the subject matter hereof. This Agreement may not be modified, amended or waived except by a written instrument duly executed by both Parties. No failure or delay in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any right, power or privilege hereunder. If any clause or provision herein shall be adjudged invalid or unenforceable, it shall not affect the validity of any other provision, which shall remain in full force and effect.

This Agreement is made subject to, and shall be construed in accordance with, the laws of the State of Wisconsin (without regard to its conflict of laws provisions). The Parties agree to sole venue in the state or federal courts located in Waukesha County, Wisconsin, and each Party hereby consents to the jurisdiction of such courts over itself in any action relating to this Agreement. This Agreement may be executed in two or more counterparts, each of which shall be considered an original, but all of which together shall constitute the same instrument. The Parties acknowledge and agree to accept and be bound by this Agreement and its counterparts.

By signing the Proposal, Customer is indicating Customer's agreement to all of the terms & conditions of the Proposal and this Service Contract. Customer has the full right, power, and authority to enter into and be bound by the terms and conditions of this agreement and to perform Customer's obligations under this agreement without the approval or consent of any other party. The person signing this agreement on behalf of Customer represents and warrants that he/she has the authority to do so.

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