

2022 Reserve Projects Log

	Project	ID #	Description	Estimated Cost	Estimated Completion	Status
1	Electrical Panel Replacements in Units	0427	Replace 40% of all Zinsco electrical panels inside Units due to equipment recall by the manufacturer. Permits required. 2-year project to replace 100%.	\$ 216,800	12/31/2022	Least cost and low impact method chosen via contractor at \$1600 per Unit. Estimate includes permit fees. Waiting on check for City of LW to proceed with 30 additional units.
2	Fire System Backflow Prevention	0439	Backflow Prevention Device is due for replacement and certification.	\$ 19,200	4/30/2022	In progress. Completed replacement of approximately 70% of all devices.
3	Closed-Loop Plumbing System	0455	Recent pipe leaks/breakage indicate additional ongoing work will be required on the A/C closed loop only. To be performed as needed.	\$ 40,000	12/31/2022	Coil system piping. Control valves to be replaced as needed in Units (2 per Unit) and Common Area. Mail room has been completed. Next project: S10 which supplies the kitchen
4	Sliding Glass Door Rollers and Window Seal upgrades	0456	Up to 780 Sliding Glass Doors in Units to be retrofitted with new seals and rollers to improve energy efficiency and operation.	\$ 100,000	12/31/2023	Contractor (ADEC) started early 2022 and plans to complete work in 2023. Issue with availability of parts (rollers) may delay project.
5	Distribution Piping	0466	Small scale items.	\$ 7,150	12/31/2022	Recent pipe breakage and leaks indicate more work will be required throughout the year.
6	Lighting interior	0476	14 first floor chandeliers are in disrepair and do not match refurbished and repaired chandelier in Lounge 1.	\$ 28,000	6/30/2022	Refurbish, repair and paint 14 chandeliers and incorporate energy efficient operational controls.
7	Vent Stacks	0481	Replacement of Vent Stacks connected to individual Units' kitchen sinks will continue throughout the year.	\$ 170,000	12/31/2022	6 Vent Stacks completed in 2021. 3 more to be completed in 2022: each stack in alternate months. 1 stack complete. 2 remaining stacks will be completed by June 2022.
8	A/C Risers	0482	A/C Risers connecting to individual Units require replacement as indicated by periodic inspection.	\$ 75,000	12/31/2022	Repair of 5 A/C risers completed in 2021. 3 Risers planned for replacement in 2022. All 3 will be complete by 4/30/22.
9	Flooring-hallways	0601	Life expectancy 7 years. Consider periodic flooring replacement in elevator lobbies, and other areas with excessive wear, as needed.	\$ 20,000	12/31/2022	Will re-evaluate need after cleaning, starting with second and third floors, Towers 1 and 2. Investigating alternatives for spot replacement.
10	Concrete Flatwork	0705	Budgeted to provide for periodic concrete repair/replacement, as needed.	\$ 2,000	12/31/2022	Periodic evaluations conducted throughout the year to identify need.
11	Furnishings Lobby/Halls	0806 0807	Incorporate accessories to complement recently replaced common area furniture.	\$ 1,407	1/31/2022	100% complete.
12	Laundry Equipment	0906	Approx. 3 sets of washers and dryers estimated for replacement 2022.	\$ 4,150	12/31/2022	Replace units as needed based on evaluation of repair vs. replacement cost. 3 to be replaced.
13	Cooling Tower	0401	Condenser water piping ruptured and is leaking at ground level through piping that is underground below concrete.	\$ 26,244	6/30/2022	Remove concrete and repair condenser water piping in Cooling Tower.
5/26/2022		TOTAL		\$ 709,951		