Priority	Item	Total Cost	2015	2016	2017	Comments
high priority = items we believe must be done by the end of 2015; medium priority = optional items for board discussion; low priority = items we don't believe need to be budgeted for before 2018						
high	Deck drainage repairs	$350,000	$100,000	$250,000		amount from reserve fund study - actual solution and amount unknown
high	Heating expansion tank replacement	$17,000	$17,000			have quote
high	Security system/computers	$200,000	$200,000			guestimate - access control, cameras, computers and networking
high	Access door revisions	$50,000	$50,000			guestimate to address security and handicapped
high	Elevator room cooling	$20,000	$20,000			guestimate - ocassional problems, needed for new elevators
high	Exterior brick protection and fence	$25,000	$25,000			guestimate
high	post tension cable repair	$125,000	$125,000			estimate given of $70-100K
high	reduce DHW circulation	$20,000	$20,000			wild guess
high	Cooling tower refurbish	$40,000	$40,000			Need to investigate. Cost will be a lot more to replace.
medium	MUA/exhaust study	$15,000		$15,000		wild guess
medium	MUA/exhaust repairs	$250,000				Problem not defined. Also reserve fund issue
medium	lighting update	$40,000	$25,000	$15,000		switch quote of 30k plus controls - reserve fund study had many more items at $10.6k/yr
medium	domestic water system study	$30,000		$15,000	$15,000	review design and condition of domestic hot and cold water systems (including softeners and piping) and investigate replacement options
medium	Elevator motor and controls	$1,100,000		$650,000	$450,000	amount from 2013 bid plus
medium	Fire alarm system	$125,000			$125,000	from f451 quote
medium	pool area work					no defined plan
low	Unsafe building wiring					There is a lot of building wiring unsafe and not up to code
low	Revise emergency generator loads					No changes since built
low	Domestic hot water softening system	$40,000				from 2008 study; see also domestic water study as the priority needs to be evaluated
low	Diesel storage tank	$12,000				reserve fund issue, old tank, doesn't meet code, no known issues
low	Garbage Compactor	$30,000				reserve fund issue - no known issues
low	building pneumatic system	$15,000				reserve fund issue - ongoing maintenance
low	exhaust fans	$13,000				reserve fund issue - ongoing maintenance
low	steam room	$5,000				reserve fund issue - ongoing maintenance
low	zone valves and thermostats					reserve fund issue - no known issues
low	unit heaters					reserve fund issue - ongoing maintenance
low	locker room finishes	$35,000				reserve fund issue - no known issues
low	balcony railings	$40,000				reserve fund issue - ongoing maintenance
low	patio doors	$100,000				reserve fund issue - no known issues
low	fire pump and motor	$75,000				
	3yr TOTAL	$2,157,000	$622,000	$945,000	$590,000	
	3yr Reserve Fund Contributions	$2,238,264	$746,088	$746,088	$746,088	