

Eagle's Nest Condominiums 10 year plan

Mission Statement: Maintain the value of Eagle's Nest as a premier complex in its market category.

The following numbers are largely based on past engineer reports and will vary greatly due to Board decisions and general economic conditions will influence the following costs as well.

The Eagles Nest 10 year plan is to be used as a guide. Crested Butte Lodging recommends a professional reserve and financial study.

2024				
Priority	Description	Total Estimate	Est./Unit	Comments
1	Replace small timber retaining walls	-	-	Deferred until 2027
2	Install Roof Vents - 10 Units Lower Level & Upper Le	\$6,000	\$150.00	Directed to only complete ones where leak reported and needed to be done- 26, 33
3	Refinish Garage Doors	-	-	Deferred until 2027
Totals		\$6,000	\$150.00	

FYE 2025				
Priority	Description	Total Estimate	Est./Unit	Comments
1	Roof Repair - Chimney Leaks	\$24,000	\$600.00	approved Good Knight Roofing quoted \$12K for ~15 chimney. Allowance to do entire lower building and contingency.
2	New Hot Tub for Upper	\$25,000	\$625.00	approved CB Hot Tub preparing bid and includes allowance for electrical work
3	Parking Lot Maintenance - Sealco	\$25,000	\$625.00	approved Last Done 2021 - re-strip in bump out only
4	Scrape and Repaint Upper (bedroom) Deck Joists	\$2,500	\$62.50	approved Allowance for 4 decks. Scrape joists dry out and repaint - 3 - 6 hours of labor total for deck + materials
5	Install Roof Vents As Reported	\$8,000	\$200.00	approved Allowance for ~ 5 units as needed
6	SGM to Re-Inspect Retaining Wall Replacement	\$ 6,000.00	\$150.00	approved Re-do report
Totals		\$90,500	\$2,262.50	

2026				
Priority	Description	Total Estimate	Est./Unit	Comments
1	Replace Large Retaining Walls per SGM	\$500,000	\$12,500.00	Need to refine pricing in 2024/2025 budget year
2	Roof Repair - Chimneys at Upper and Touch Up	\$16,000	\$400.00	From Good Knight Roofing - continue repair solution
4	Install Roof Vents - 10 Units Lower Level & Upper Le	\$23,000	\$575.00	10 per year as completed or needed
5	Paint Guardrails - Replace?	\$30,000	\$750.00	Paint guardrails - galvanized, rusted or brown look - No estimate on replacement at this time
6	Repair apron heat	\$21,825	\$545.63	Based on 2022 price of mudjacking X3 garages
Totals		\$590,825	\$14,770.63	

2027				
Priority	Description	Total Estimate	Est./Unit	Comments
1	New lower hot tub	20,000	\$500	Upper tub was replaced in 2010, lower was replaced in 2015
2	Replace common area hot water heaters (2)	4,000	\$100	Hot water heaters for common area bathrooms replaced in 2012 - should be replaced about every 12 years
3	Replace exhaust vent covers	3,500	\$88	Replaced damaged and crush exhaust vent covers on sides of buildings - 1 per units
4	Install Roof Vents - 6 Units Upper level	15,600	\$390	10 per year as completed or needed
5	Replace small timber retaining walls	\$10,000	\$250.00	Waiting on updated 2023 bids from JCI - Based on JCI bid in 8/2017 for replacing the small wall between 8 & 9 for \$8500.00. South wall of #40 was for \$3950.00
6	Refinish Garage Doors	\$25,000	\$625.00	Wash door fronts, tape and paint with exterior rated paint - maybe 2 coats.
7	Reset man hole covers in parking lots	\$5,000	\$125.00	\$1,250 by JCI per man hole cover in 2018 - need to do at least 3 covers
8	Paint hot tub room interiors	5,000	\$125	
Totals		\$88,100	\$2,202.50	

2028				
Priority	Description	Total Estimate	Est./Unit	Comments
1	Paint Parts of Complex & Manager Units Trim	\$75,911	\$1,897.78	Need to do every 5 - 10 years
2	Parking Lot Maintenance - Sealco	\$26,000	\$650.00	Including stripes
3	Install Roof Vents - 10 Units Lower Level	\$25,000	\$625.00	10 per year as completed or needed
4	Mud Jack 3 Garages	\$12,500	\$312.50	Hopefully we will not need to mud jack anymore since we hope to fix the water under slabs in previous years.
Totals		\$139,411	\$3,485.28	

2029				
Priority	Description	Total Estimate	Est./Unit	Comments
2	Reserve Study	\$5,000	\$125.00	May need to complete sooner if legislation passes requiring a reserve study every 3 years - so far proposed legislation vetoed
Totals		\$5,000	\$125.00	

2030				
Priority	Description	Total Estimate	Est./Unit	Comments
1	Parking Lot Maintenance - Sealco	\$27,000	\$675.00	
2	Stain retaining walls (upper/lower/btw blds)	\$25,000	\$625.00	Includes labor/lift/stain (2021 pricing)
3	Mud Jack 3 Garages	\$13,500	\$337.50	Hopefully we will not need to mud jack anymore since we hope to fix the water under slabs in previous years.
Totals		\$65,500	\$1,637.50	

2031				
Priority	Description	Total Estimate	Est./Unit	Comments
1	Paint	\$20,500	\$512.50	2021 pricing plus 5,000
Totals		\$20,500	\$512.50	

2032				
Priority	Description	Total Estimate	Est./Unit	Comments
1	Parking Lot Maintenance	\$28,000	\$700.00	
2	Roof Replacement	\$650,000	\$16,250.00	Based on Mountain Sunrise 2023 roof replacement cost and scaled for size of Eagles Nest. Need to add contingency
Totals		\$28,000	\$700.00	

2033				
Priority	Description	Total Estimate	Est./Unit	Comments
1	Mud Jack 3 Garages	\$20,500	\$512.50	Hopefully we will not need to mud jack anymore since we hope to fix the water under slabs in previous years.
2	Replace Guardrails	\$100,000	\$2,500.00	Cor-ten/ Combined price for painting that was in 2020 (12,000) and Replacing Guard Rails in 2020 (54,400) AND added 20% to cost
Totals		\$120,500	\$3,012.50	

2034				
Priority	Description	Total Estimate	Est./Unit	Comments
1	Parking Lot Maintenance	\$30,000	\$750.00	Striping too
2	Caretaker Units - Upgrade	\$25,000	\$625.00	New appliances for unit B, new fridge unit A, new carpet both units, paint both units - All to be completed upon current tenant departure (or sooner if needed)
Totals		\$55,000	\$1,375.00	

* This is not a professional Reserve Study:

Disclaimer: This is not a Certified Reserve Study - Crested Butte Lodging and Property Management does not guarantee the above figures or time frames.