



**K.C. EWING & ASSOCIATES**

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**K. C. EWING & ASSOCIATES**

**Replacement Cost Valuations and  
Projected Remaining Lives Study**

**For**

**BRITTANY BAY  
HOMEOWNERS ASSOCIATION**

Brittany Bay Homeowners Association  
 Brittany Bay Blvd.  
 League City, Texas 77573  
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Replacement Cost Valuations and Projected Remaining Lives

Item No.	Item Description	Replacement Value (\$)	Estimated Total Life (Years)	Years Remaining	Replacement Year	*Reserve Allocation For 1997 Based On Current Replacement Value (\$)
1	Concrete and Exposed Aggregate Sidewalks	\$8,916.00	35	NA	1997-2031 35 Years Pro-Rated Per Year	\$255.00
2	Concrete Parking	\$36,375.00	50	NA	1997-2046 50 Years Pro-Rated Per Year	\$728.00
3	Concrete Pre-Cast Parking Curbs	\$450.00	20	NA	1997-2016 20 Years Pro-Rated Per Year	\$23.00
4	Concrete Pool Deck	\$17,892.00	35	NA	1997-2031 35 Years Pro-Rated Per Year	\$511.00
5	Recreation Center Structure	\$23,244.00	50	NA	1997-2046 50 Years Pro-Rated Per Year	\$465.00
6	Recreation Center Three-Tab Asphalt Shingle Roof	\$2,160.00	15	8	2005	\$270.00

Sub-Total

\$2,252.00

\*Does not take into account the reserve balance as of 12/31/96.

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Replacement Cost Valuations and Projected Remaining Lives

Item No.	Item Description	Replacement Value (\$)	Estimated Total Life (Years)	Years Remaining	Replacement Year	*Reserve Allocation For 1997 Based On Current Replacement Value (\$)
7	Recreation Center Interior	\$5,230.00	25	NA	1997-2021 25 Years Pro-Rated Per Year	\$209.00
8	Pool Re-Surfacing	\$24,925.00	15	14	2011	\$1,780.00
9	Pool Fixtures	\$4,500.00	15	7	2004	\$643.00
10	Pool Equipment	\$10,200.00	15	NA	1997-2011 15 Years Pro-Rated Per Year	\$680.00
11	Pool Furniture	\$4,235.00	10	3	2000	\$1,412.00
12	Tennis Court	\$33,800.00	30	22	2019	\$1,536.00
13	Playground Equipment	\$6,550.00	25	17	2014	\$385.00
14	Ball Field	\$5,326.00	25	17	2014	\$308.00
15	Area Lighting	\$16,500.00	30	22	2019	\$750.00
16	Greenery - Trees & Shrubs	\$7,200.00	30	NA	1997-2026 30 Years Pro-Rated Per Year	\$240.00

\*Does not take into account the reserve balance as of 12/31/96

Sub-Total

\$7,943.00

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Replacement Cost Valuations and Projected Remaining Lives

Item No.	Item Description	Replacement Value (\$)	Estimated Total Life (Years)	Years Remaining	Replacement Year	*Reserve Allocation For 1997 Based On Current Replacement Value (\$)
17	Boulevard Entrance Sign	\$8,550.00	30	22	2019	\$389.00
18	Fences	\$78,805.00	25	17	2014	\$4,636.00
Sub-Total						\$5,025.00
GRAND TOTAL						\$15,220.00

\*Does not take into account the reserve balance as of 12/31/96

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 3/31/97

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Notes:

Item No.	Item Description
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|---|--|
| 1 | Sidewalks<br>A. Concrete - 1,268 sq. ft.<br>B. Exposed Aggregate - 876 sq. ft.   |
| 2 | Concrete Parking - 6,326 sq. ft.   |
| 3 | Concrete Pre-Cast Parking Curbs - 18   |
| 4 | Concrete Pool Deck - 4,473 sq. ft.   |
| 5 | Recreation Center Structure<br>A. Block Wall Tuck Pointing<br>B. 4-inch Round Metal Poles - 9<br>C. Wood Trusses - 8<br>D. Roof Rafters - 576 lin. ft.<br>E. Roof Decking - 1,440 sq. ft.<br>F. 3-ft. Metal Doors - 3<br>G. Wood Facia - 128 lin. ft.<br>H. Concrete Floor - 1,024 sq. ft.       |
| 6 | Recreation Center Roof - Three-Tab Asphalt Shingles - 1,440 sq. ft.  |
| 7 | Recreation Center Interior<br>A. Lavatory Units - 2<br>B. Commodes - 3<br>C. Urinals - 1<br>D. Shower - 1<br>E. Metal Partitions - 30 lin. ft.<br>F. Metal Wall Rails - 16 lin. ft.<br>G. Drinking Fountain - 1<br>H. Suspended Lights - 16<br>I. Electrical Service Panel - 1<br>J. Counter - 1 |

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Notes:

Item  
No.

Item Description

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- 8 Pool Re-Surfacing
  - A. Large Pool - 4,845 sq. ft.
  - B. Wading Pool - 140 sq. ft.
  
- 9 Pool Fixtures
  - A. 5-ft. height Lifeguard Stand - 1
  - B. 3-ft. height Diving Boards with 8-inch diameter Post Mount and Handrail - 2
  - C. Pool Side Step handrails - 4 Sets
  
- 10 Pool Equipment
  - A. 3-hp Pumps w/Strainers - 4
  - B. 3/4-hp Pump w/Strainer - 1
  - C. Triton TR-140 Filters - 4
  - D. Triton TR-40 Filter - 1
  - E. Life Guard 300 Chlorinator - 2
  - F. Push-Pull Valves - 5
  - G. Globe Valves - 5
  - H. 125-amp Service Panel - 1
  - I. Safety Hook - 1
  - J. Pool Net - 1
  - K. Life Rings - 5
  - L. Gurney - 1
  
- 11 Pool Furniture
  - A. Solid Plastic Chairs - 7
  - B. Solid Plastic Chaise Lounges - 10
  - C. Solid Plastic 42-inch diameter Round Tables - 2
  - D. Metal and Plastic Chairs - 12
  - E. Metal and Plastic Chaise Lounges - 8
  - F. Metal and Plastic 3-ft. diameter Round Tables - 3
  - G. Bulletin Board - 1
  - H. Plastic Trash Can - 1

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Notes:

Item No.	Item Description
12	Tennis Court A. 1 Court - 60'x120'; Surface - 7,200 sq. ft. B. Wind Screens - 120 lin. ft. C. Net - 1
13	Playground Equipment A. Benches - 6 B. Swing Set - 1 C. Chinning Bar - 1 D. Jungle Jim - 1 E. Trash Can - 1
14	Ball Field A. Back Stop and Fences - 2,540 sq. ft. B. Wood Benches, 20 ft. in length with Metal Post Bases - 2
15	Area Lighting - Post-Mounted HID Lamps - 6
16	Greenery A. Trees - 21 B. Shrubs - 300 sq. ft. (80 shrubs)
17	Boulevard Entrance Sign A. Sign Body - Concrete Footer with Stone-Faced Concrete Block - 8"x8"x16" - 25' length, 8' height, 1'6" to 3' width, with 4-inch thick Curved Concrete Coping B. Mounted within the Sign Body (2'6"x10' Concrete Inset Inscribed Brittany Bay - 2; 4'6" diameter Half Round Concrete Inset Inscribed with Sunset and Waves - 2) C. Stone-Faced Concrete Block Walkways - 4'8' - 2 D. Lighting (1) 8-ft. height Post-Mounted Lamps with 12-inch Plastic Globes - 6 (2) 8-ft. Horizontal Fluorescent Lamps - 2 E. Shrubs - 500 sq. ft. (134 shrubs)

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Notes:

Item No.	Item Description
18	Fences
	A. Boulevard Wood Fence w/Brick Columns
	(1) Wood Fence - 1,950 lin. ft.
	(2) Brick Columns - 24
	B. Recreation Center Fence - 452 sq. ft.
	C. Pool and Pool Equipment Fences (Cyclone Fence 7-ft. height, Two 3-ft. wide Gates) - 430 lin. ft.
	D. Tennis Court Fence (Cyclone Fence 10-ft. height, One 3-ft. wide Gate) - 360 lin ft.

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Replacement Value

Item No.	Item Description	Item Quantity	Item Unit of Measure (L.F. - Linear Feet) (S.F. - Square Feet)	Item Unit Cost (\$)	Item Total Cost (\$)
1	Sidewalks				
	A. Concrete	1,268	S.F.	\$3.75	\$4,755.00
	B. Exposed Aggregate	876	S.F.	\$4.75	\$4,161.00
2	Concrete Parking	6,326	S.F.	\$5.75	\$36,375.00
3	Concrete Pre-Cast Parking Curbs	18	Each	\$25.00	\$450.00
4	Concrete Pool Deck	4,473	S.F.	\$4.00	\$17,892.00
5	Recreation Center Structure				
	A. Block Wall Tuck Pointing	10	Hours	\$38.00	\$380.00
	B. 4-inch Round Metal Poles	9	Each	\$500.00	\$4,500.00
	C. Wood Trusses	8	Each	\$600.00	\$4,800.00
	D. Roof Rafters	576	L.F.	\$3.50	\$2,016.00
	E. Roof Decking	1,440	S.F.	\$2.00	\$2,880.00
	F. 3-ft. Metal Doors	3	Each	\$500.00	\$1,500.00
	G. Wood Facia	128	L.F.	\$10.00	\$1,280.00
	H. Concrete Floor	1,024	S.F.	\$5.75	\$5,888.00
6	Recreation Center Roof Three-Tab Asphalt Shingles	1,440	S.F.	\$1.50	\$2,160.00
7	Recreation Center Interior				
	A. Lavatory Units	2	Each	\$250.00	\$500.00
	B. Commodes	3	Each	\$150.00	\$450.00
	C. Urinals	1	Each	\$200.00	\$200.00
	D. Shower	1	Each	\$250.00	\$250.00
	E. Metal Partitions	30	L.F.	\$35.00	\$1,050.00
	F. Metal Wall Rails	16	L.F.	\$5.00	\$80.00

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Replacement Value

Item No.	Item Description	Item Quantity	Item Unit of Measure (L.F. - Linear Feet) (S.F. - Square Feet)	Item Unit Cost (\$)	Item Total Cost (\$)
7	Recreation Center Interior (Continued)				
	G. Drinking Fountain	1	Each	\$400.00	\$400.00
	H. Suspended Lights	16	Each	\$75.00	\$1,200.00
	I. Electrical Service Panel	1	Each	\$500.00	\$500.00
	J. Counter	1	Each	\$600.00	\$600.00
8	Pool Re-Surfacing				
	A. Large Pool	4,845	S.F.	\$5.00	\$24,225.00
	B. Wading Pool	140	S.F.	\$5.00	\$700.00
9	Pool Fixtures				
	A. 5-ft. height Lifeguard Stand	1	Each	\$1,100.00	\$1,100.00
	B. 3-ft. height Diving Boards	2	Each	\$1,200.00	\$2,400.00
	C. Pool Side Step handrails	4	Sets	\$250.00	\$1,000.00
10	Pool Equipment				
	A. 3-hp Pumps w/Strainers	4	Each	\$650.00	\$2,600.00
	B. 3/4-hp Pump w/Strainer	1	Each	\$325.00	\$325.00
	C. Triton TR-140 Filters	4	Each	\$1,050.00	\$4,200.00
	D. Triton TR-40 Filter	1	Each	\$450.00	\$450.00
	E. Life Guard 300 Chlorinator	2	Each	\$275.00	\$550.00
	F. Push-Pull Valves	5	Each	\$140.00	\$700.00
	G. Globe Valves	5	Each	\$50.00	\$250.00
	H. 125-amp Service Panel	1	Each	\$500.00	\$500.00
	I. Safety Hook	1	Each	\$125.00	\$125.00
	J. Pool Net	1	Each	\$125.00	\$125.00
	K. Life Rings	5	Each	\$25.00	\$125.00
	L. Gurney	1	Each	\$250.00	\$250.00

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Replacement Value

Item No.	Item Description	Item Quantity	Item Unit of Measure (L.F. - Linear Feet) (S.F. - Square Feet)	Item Unit Cost (\$)	Item Total Cost (\$)
11	Pool Furniture				
	A. Solid Plastic Chairs	7	Each	\$75.00	\$525.00
	B. Solid Plastic Chaise Lounges	10	Each	\$150.00	\$1,500.00
	C. Solid Plastic 42-inch diameter Round Tables	2	Each	\$125.00	\$250.00
	D. Metal and Plastic Chairs	12	Each	\$50.00	\$600.00
	E. Metal and Plastic Chaise Lounges	8	Each	\$125.00	\$1,000.00
	F. Metal and Plastic 3-ft. diam. Round Tables	3	Each	\$100.00	\$300.00
	G. Bulletin Board	1	Each	\$35.00	\$35.00
	H. Plastic Trash Can	1	Each	\$25.00	\$25.00
12	Tennis Court				
	A. 1 Court - 60'x120'; Surface	7,200	S.F.	\$4.50	\$32,400.00
	B. Wind Screens	120	L.F.	\$7.50	\$900.00
	C. Net	1	Each	\$500.00	\$500.00
13	Playground Equipment				
	A. Benches	6	Each	\$325.00	\$1,950.00
	B. Swing Set	1	Each	\$1,250.00	\$1,250.00
	C. Chinning Bar	1	Each	\$500.00	\$500.00
	D. Jungle Jim	1	Each	\$2,750.00	\$2,750.00
	E. Trash Can	1	Each	\$100.00	\$100.00
14	Ball Field				
	A. Back Stop and Fences	2,540	S.F.	\$1.90	\$4,826.00
	B. Wood Benches, 200 ft. in length with Metal Post Bases	2	Each	\$250.00	\$500.00

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Replacement Value

Item No.	Item Description	Item Quantity	Item Unit of Measure (L.F. - Linear Feet) (S.F. - Square Feet)	Item Unit Cost (\$)	Item Total Cost (\$)
15	Area Lighting - Post-Mounted HID Lamps	6	Each	\$2,750.00	\$16,500.00
16	Greenery				
	A. Trees	21	Each	\$300.00	\$6,300.00
	B. Shrubs	300	S.F.	\$3.00	\$900.00
17	Boulevard Entrance Sign				
	A. Concrete Footer Slab, Concrete Block, and Concrete Coping	1	Each	\$3,266.00	\$3,266.00
	B. Mountings within Sign Body	4	Each	\$270.00	\$1,080.00
	C. Stone-Faced Concrete Block Walkway (4'x8')	64	S.F.	\$4.75	\$304.00
	D. Lighting				
	(1) 8-ft. height Post-Mounted w/12" Plastic Globes	6	Each	\$250.00	\$1,500.00
	(2) 8-ft. Horizontal Fluorescent Lamps	2	Each	\$450.00	\$900.00
	E. Shrubs	500	S.F.	\$3.00	\$1,500.00
18	Fences				
	A. Boulevard Wood Fence w/Brick Columns				
	(1) Wood Fence	1,950	L.F.	\$22.50	\$43,875.00
	(2) Brick Columns	24	Each	\$600.00	\$14,400.00
	B. Recreation Center Fence	452	S.F.	\$2.50	\$1,130.00
	C. Pool and Pool Equipment Fences	430	L.F.	\$20.00	\$8,600.00
	D. Tennis Court Fence	360	L.F.	\$30.00	\$10,800.00

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