

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.

2026				
Priority	Description	Total Estimate	Est./Unit	Comments
1	Roof Repair - Chimneys at Upper	\$ 5,000.00	\$125.00	STCB
2	Unit A Flooring & Paint	\$ 9,000.00	\$225.00	Most expensive floor Quote plus \$2K painting - or do this out of operating FYE 2025?
6	Reset man hole covers in parking lots	\$ 3,150.00	\$78.75	3 Covers -JCI
3	Gaurdrail Repairs	\$ 10,000.00	\$250.00	Based on quote from Gillman - Split with Bogart or get \$10K plow credit - HOA has to pay \$10K upfront eitherway, but it's worth it!
4	Repair apron heat	\$ 25,000.00	\$625.00	4 aprons - \$5,000 per apron - Quoted by Zaabadic plus 15% contingency
5	Refinish Garage Doors	\$ 25,000.00	\$625.00	Wash door fronts, tape and paint with exterior rated paint - maybe 2 coats. Quoted by CBL
7	Install Roof Vents as Needed	\$ 3,000.00	\$75.00	As needed
Totals		\$80,150	\$2,003.75	

2027				
Priority	Description	Total Estimate	Est./Unit	Comments
1	Replace exhaust vent covers	\$ 3,500.00	\$88	Replaced damaged and crush exhaust vent covers on sides of buildings - 1 per units
2	Install Roof Vents - As Needed	\$ 3,000.00	\$75	As needed
3	Replace small timber retaining walls	\$ 10,000.00	\$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
4	Paint hot tub room interiors	\$ 5,000.00	\$125	
Totals		\$21,500	\$537.50	

2028				
Priority	Description	Total Estimate	Est./Unit	Comments
1	Replace Large Retaining Walls per SGM	\$ 1,400,000.00	\$35,000.00	Based on verbal quote from JCI
2	Paint Parts of Complex & Manager Units Trim	\$ 75,911.00	\$1,897.78	Need to do every 5 - 10 years
3	Parking Lot Maintenance - Sealco	\$ 30,000.00	\$750.00	Including stripes - Extra for patch at upper near unit 1
4	Install Roof Vents - As Needed	\$ 3,000.00	\$75.00	As needed
5	Mud Jack Aprons and Entrys that are trip hazards	\$ 12,500.00	\$312.50	Unit 1 is bad
Totals		\$121,411	\$3,035.28	

2029				
Priority	Description	Total Estimate	Est./Unit	Comments
1	New lower hot tub	\$ 20,000.00	\$500	Upper tub was replaced in 2010, lower was replaced in 2015
2	Replace small timber retaining walls	\$ 10,000.00	\$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
3	Reserve Study	\$ 5,000.00	\$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				
1	Parking Lot Maintenance - Sealco	\$ 27,000.00	\$675.00	
2	Stain retaining walls (upper/lower/btw blds)	\$ 25,000.00	\$62.50	Includes labor/lift/stain (2021 pricing)
3	Mud Jack 3 Garages	\$ 13,500.00	\$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 - buildings, trim, soffit	\$60,000	\$1,500.00	
Totals		\$60,000	\$1,500.00	

2032				
Priority	Description	Total Estimate	Est./Unit	Comments
1	Parking Lot Maintenance	\$ 28,000.00	\$700.00	
2	Roof Replacement	\$ 650,000.00	\$16,250.00	Based on Mountain Sunrise 2023 roof replacment 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	\$ 20,500.00	\$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	\$ 100,000.00	\$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	\$ 30,000.00	\$750.00	Striping too
2	Caretaker Units - Upgrade	\$ 15,000.00	\$375.00	New appliances for unit B, new flooring unit B, paint unit B - All to be completed upon current tenant departure (or sooner if needed) - Unit A got upgrades in 2025
Totals		\$45,000	\$1,125.00	

* 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.