

Life cycle replacement budget

The Sands
 Grace Bay Road
 Providenciales
 Turks and Caicos islands

Year construction completed
 This year
 Building operational for

1998
 2024
 26 years

Item	Estimated Replacement value	Building	Year construction completed										Overall cost	
			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033		2034
Years after report			+	+1	+2	+3	+4	+5	+6	+7	+8	+9	+10	
Years after construction			+26	+27	+28	+29	+30	+31	+32	+33	+34	+35	+36	
BUILDINGS														
1.00	Windows	1											18,000	18,000
2.00	Windows	2										15,000		15,000
3.00	Windows	3								30,000				30,000
4.00	Windows	4									15,000			15,000
5.00	Windows	5											15,000	15,000
6.00	Windows	6											15,000	15,000
7.00	Windows - excl.	AB												0
8.00	Shutters - maintenance for now. To feature in later capex	1												0
9.00	Shutters - maintenance for now. To feature in later capex	2												0
10.00	Shutters - maintenance for now. To feature in later capex	3												0
11.00	Shutters - maintenance for now. To feature in later capex	4												0
12.00	Shutters - maintenance for now. To feature in later capex	5												0
13.00	Shutters - maintenance for now. To feature in later capex	6												0
14.00	Shutters - excl	AB												0
15.00	Exterior Front doors/ Patio Frames	1	13,781	6,500	6,550	6,600	6,650	6,700	6,800	6,900	7,000	7,100	7,200	81,781
16.00	Exterior Front doors/ Patio Frames	2		6,500	6,550	6,600	6,650	6,700	6,800	6,900	7,000	7,100	7,200	68,000
17.00	Exterior Front doors/ Patio Frames	3	26,867	13,000	13,100	13,200	13,300	13,400	13,600	13,800	14,000	14,200	14,400	162,867
18.00	Exterior Front doors/ Patio Frames	4		6,500	6,550	6,600	6,650	6,700	6,800	6,900	7,000	7,100	7,200	68,000
19.00	Exterior Front doors/ Patio Frames	5	1,167	6,500	6,550	6,600	6,650	6,700	6,800	6,900	7,000	7,100	7,200	69,167
20.00	Exterior Front doors/ Patio Frames	6	1,167	6,500	6,550	6,600	6,650	6,700	6,800	6,900	7,000	7,100	7,200	69,167
21.00	Doors - excl	AB												0
22.00	Stair/common areas finishes Replacement	1	917	1,500		1,000		1,050		1,100		1,150		6,717
23.00	Stair/common areas finishes Replacement	2	917	1,500		1,000		1,050		1,100		1,150		6,717
24.00	Stair/common areas finishes Replacement	3	917	1,500		1,000		1,050		1,100		1,150		6,717
25.00	Stair/common areas finishes Replacement	4	917	1,500		1,000		1,050		1,100		1,150		6,717
26.00	Stair/common areas finishes Replacement	5	917	1,500		1,000		1,050		1,100		1,150		6,717
27.00	Stair/common areas finishes Replacement	6	917	1,500		1,000		1,050		1,100		1,150		6,717
28.00	Common areas floor finishes Replacement excl	AB												0
29.00	Railings - maintenance for now. To feature in later capex	1												0
30.00	Railings - maintenance for now. To feature in later capex	2												0
31.00	Railings - maintenance for now. To feature in later capex	3												0
32.00	Railings - maintenance for now. To feature in later capex	4												0
33.00	Railings - maintenance for now. To feature in later capex	5												0
34.00	Railings - maintenance for now. To feature in later capex	6												0
35.00	Railings excl.	AB												0
36.00	Elevator repairs/ refit	3					120,000							120,000
37.00	Flat Roof Replacement (Warranty was 10 years) for partial replacement	1								18,000				18,000
38.00	Flat Roof Replacement - Option to use Sikalastic	2							17,500					17,500
39.00	Flat Roof Replacement	3						34,000						34,000
40.00	Flat Roof Replacement	4							17,500					17,500
41.00	Flat Roof Replacement	5								18,000				18,000
42.00	Flat Roof Replacement	6						17,000						17,000
43.00	Sloping roof replacement (2000)	1									135,000			135,000
44.00	Sloping roof replacement (1999)	2							125,000					125,000
45.00	Sloping roof replacement (1998)	3						250,000						250,000
46.00	Sloping roof replacement (1999)	4							135,000					135,000
47.00	Sloping roof replacement (2000)	5								125,000				125,000

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48.00	Sloping roof replacement (2000)	6										125,000		125,000
49.00	Sloping roof replacement <i>excl</i>	AB												0
50.00	Gym equipment		5,500	10,000	10,250	10,500	10,750	11,000	11,250	11,500	11,750	12,000	12,250	116,750
51.00	Hospitality Lounge - <i>excl</i>													0
	POOLS													0
52.00	Main Pool Coping, surface & tile repairs - 90,000 gallons - 2022 resurface, minor coping in 2026				5,000				46,000					51,000
53.00	Pool#2 & #3- Lazy river diamond brite & tile repairs 2021 resurface			10,000			48,000							58,000
54.00	Hot tub surface refinishing				6,000					6,500				12,500
55.00	Water feature resurfacing (Falls & Lobby)						3,500					4,000		7,500
56.00	Main pool pump/equipment			9,000	9,000	9,000					10,000	10,000	10,000	57,000
57.00	Main pool Heater 3			5,000	5,000	5,000				5,500	5,500	5,500		31,500
58.00	Main Pool & Lazy lighting						24,000					26,000		50,000
59.00	Pool#2 pump/ equipment all				8000	8000				9,000	9,000			34,000
60.00	Water feature Equipment		2,500			3,000					3,500			9,000
61.00	Hot Tub Equipment (Two 3hp pumps and Sand Filter)		3,500	5,500			3,700	5,700			3,900	5,900		28,200
	EXTERIOR WORKS													0
62.00	Tennis Court - (partial fencingreplaced included 2026)				5,000									5,000
63.00	Timber enclosures & pergolas/gazebos (Generator Deck, Hospitality Lounge, B3)			15,000					16,500					31,500
64.00	Pool deck furniture all and Beach Chaises (slings/repairs/cushions)		3,000	12,000	12,500	13,000	13,500	14,000	14,500	15,000	15,500	16,000	16,500	145,500
65.00	Walkways		5,000	5,000	5,500	5,500	6,000	6,000	6,500	6,500	7,000	7,500	8,000	68,500
66.00	Bionest - Motors/ pumps (2025:10 additional blowers requested)		4,300	18,000	8,000	8,500	9,000	9,500	10,000	10,500	11,000	11,500	12,000	112,300
67.00	Lift station & associated enclosure (upgrade/expansion BIONEST)		5,000			50,000								55,000
68.00	<i>Electrical- Generator to feature in later capex</i>													0
69.00	<i>Asphalt - Parking Lot (Replaced 2015) -featrue in later capex</i>													0
70.00	Irrigation pumps	2				8,000			8,500			9,000		25,500
71.00	<i>Fire Hydrants (replaced 2016) - feature in later capex</i>													0
72.00	<i>Fire systems General Areas New Fire panels 2 panels so far in 2024</i>		11,700	6,000			6,500			7,000			7,500	38,700
73.00	Security Surveillance /CCTV			4,000				4,500				5,000		13,500
74.00	External Light Poles (Solar)		5,800	5,900	6,000	6,100	6,200	6,200	6,300	6,400	6,500	6,600	6,700	68,700
75.00	External Pathway lights, uplights, downlights						5,000	5,500	6,000					16,500
76.00	Building Exterior Lights					12,000								12,000
77.00	Palapa Replacement						10,000	10,000	10,000					30,000
78.00	A/C Replacement <i>excl.</i>	1-6												0
79.00	Electrical Meters <i>excl</i> - Buildig Main meters - have to get costing													0
														0
	SUBTOTAL CAPEX		94,784	159,900	126,100	190,800	312,700	426,600	478,150	293,800	297,650	330,600	171,350	2,882,434

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MAINTENANCE														0
80.00	Landscaping (will include bulk Mulch shipment)		6,000	12,000	12,500	13,000	13,500	14,000	14,500	15,000	15,500	16,000	16,500	148,500
81.00	Building painting outside		47,000	47,000	48,000	49,000	50,000	51,000	52,000	53,000	54,000	55,000	56,000	562,000
82.00	Coral render repairs Outside (Building 1 - ramp, side facing b2, and small misc locations)				4,000				4,500				5,000	13,500
83.00	Electrical Installation & wiring Pathway lighting			4,300		4,500		4,700		4,900		5,100		23,500
84.00	Miscellaneous MEP		7,500	7,750	8,000	8,250	8,500	8,750	9,000	9,250	9,500	9,750	10,000	96,250
85.00	Asphalt - Parking Lot repairs			3,000		3,250		3,500		3,750		5,000		18,500
86.00	Cafeteria Bathroom / B2 bathroom / B1 Bathrooms and Showers / Hemingway's Bathroom				3,000			3,250			3,500			9,750
87.00	Façade, Balustrade & Gutters		4,500	4,600		4,700		4,800		4,900		5,000		28,500
88.00	Lazy river & Gazebo Deck maintenance		2,400	2,500	2,500	2,600	2,600	2,700	2,700	2,800	2,800	2,900	2,900	29,400
89.00	Dumpster area			5,500		2,750		3,000		3,250		3,500		18,000
90.00	WWTP - Completed Cleanout and 1/3 interior repalcements (Diffusers, pipes, etc) -		23,500	35,500	35,500	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	294,500
91.00	Roof tile maintenance (tile purchase)		25,000	6,500										31,500
92.00	Cable Backbone		18,504											18,504
93.00	Building 3 tile work			85,000										85,000
94.00	Windows			2,000	2,000	2,000	2,500	2,500	2,500	2,500	3,000	3,000	3,000	25,000
95.00	Shutters -			3,000	3,000	3,500	3,500	4,000	4,000	4,500	4,500	5,000	5,000	40,000
96.00	Railings -			8,000	8,000	8,500	8,500	9,000	9,000	9,500	9,500	10,000	10,000	90,000
SUBTOTAL MAINTENANCE			134,404	213,650	113,500	113,050	99,600	120,700	107,700	121,850	110,300	127,250	115,400	1,377,404
OPERATIONS														
97.00	Radios for Communication		2,300	2,300	2,400	2,500	2,600	2,700	2,800	2,900	3,000	3,100	3,200	29,800
98.00	Pool & Deck Furniture				93,170			5,000			5,000			103,170
99.00	Water Sports Equipment		5,500	5,500		13,500		6,000		6,000		14,500		51,000
100.00	Beach Furniture (slings, refurbishment)		3,500	8,000	8,200	8,400	8,600	8,800	9,000	9,200	9,400	9,600	9,800	92,500
101.00	Rescue Boat Hull (Hull, Engine, etc.)													0
102.00	Elevator repairs	3		6,000										6,000
103.00	Fire systems and Life Safety - General Areas (additional \$2,000 per year)		2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	22,000
SUBTOTAL OPERATIONS			13,300	23,800	105,770	26,400	13,200	24,500	13,800	20,100	19,400	29,200	15,000	304,470
UPGRADES														
104.00	Public beach access enhancement (ropes, lights, posts, etc)				4,000			4,250			4,500			12,750
105.00	Walkways - new (Building 4 back pathway and other deteriorating sections in the future)			5,000	5,000	50,000		5,000	5,000		5,000	5,000		80,000
106.00	Dune beach deck				130,000				10,000				10,000	150,000
107.00	1st floor unit		18,000	4,000							20,000			42,000
108.00	Ventilation to Staff Lunchroom/Workshop (potential for discusion for staff)													0
109.00	Handrail to small pools (Tbore 2024)		4,400											4,400
110.00	Beach path entry & handrails		9,000					3,500					3,500	16,000
SUBTOTAL UPGRADES			31,400	9,000	139,000	50,000	0	12,750	15,000	0	24,500	5,000	18,500	305,150

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Years after report			+	+1	+2	+3	+4	+5	+6	+7	+8	+9	+10	
Years after construction			+26	+27	+28	+29	+30	+31	+32	+33	+34	+35	+36	
MISCELLANEOUS														
111.00	Cisterns - refurbishment - ~ 2035-2036													0
112.00	Miscellaneous		12,000	12,250	12,500	12,750	13,000	13,250	13,500	13,750	14,000	14,250	14,500	145,750
SUBTOTAL MISCELLANEOUS			12,000	12,250	12,500	12,750	13,000	13,250	13,500	13,750	14,000	14,250	14,500	145,750
SUMMARY														
	Capex		94,784	159,900	126,100	190,800	312,700	426,600	478,150	293,800	297,650	330,600	171,350	2,882,434
	Maintenance		134,404	213,650	113,500	113,050	99,600	120,700	107,700	121,850	110,300	127,250	115,400	1,377,404
	Operations		13,300	23,800	105,770	26,400	13,200	24,500	13,800	20,100	19,400	29,200	15,000	304,470
	Upgrades		31,400	9,000	139,000	50,000	0	12,750	15,000	0	24,500	5,000	18,500	305,150
	Miscellaneous		12,000	12,250	12,500	12,750	13,000	13,250	13,500	13,750	14,000	14,250	14,500	145,750
	Total		285,888	418,600	496,870	393,000	438,500	597,800	628,150	449,500	465,850	506,300	334,750	5,015,208