

Exhibit C

**Capital Improvement Plan
Estimated Life Cycle**

<u>Description</u>	<u>Yrs.</u>
A/C Units	15
ADA Access Material	7
Back-Up Batteries -Fire/Security/Intercom	3
Back-Up Batteries -Phone System	5
Bathroom Partitions	15
Boilers	20
Carpet	15
Chillers (Recondition)	10
Chillers (Replace)	20
Cooling Tower Rebuild	10
Cooling Tower Replacement	12
Counter Tops	20
Cubbies	30
Doors	30
Double Door System	10
Electrical Transformer	10
Energy Management System	10
Exit Lights	10
Fire Alarm System	10
Gym Bleachers	15
Gym Floor - Wood	20
Gym/MPR Sound System	10
High Jump/Long Jump	5
Intercom System	15
Kitchen Appliances	15
Light Fixtures	15
Lockers	40
Masonry	20
Mechanical Yard - Various Items	10
Painting - Exterior	7
Painting - Interior	7
Parking Lot Replacement	20
Parking Lot Seal	5
Phone System	10
Play Surfaces	5
Playground Equipment	15
Plumbing Fixtures	10

<u>Description</u>	<u>Yrs.</u>
R/O System	15
Roof Top Air Handlers	15
Roof Top Air Handlers	15
Sand Filters	10
Security Lights	10
Security System	15
Skylight - Interior	15
Skylights Exterior	5
Tack Board	30
Tennis Court Surface	5
VCT/Cove Base	20
VHF 2-Way Radio Base System	12
Video System	15
Voice Mail System	7
Wall Covering	12
Water Heaters	7
Water Softener	10
Wax Head Valves	5
Wrought Iron Repair	6
Wrought Iron Replace	10