

# SRP Sample: Input Spreadsheet



## Schedule of Capital Replacements

Inflation rate: 3.00% (Survey date: April 2007)

How long systems should last

How long systems have been operating

	Age	Life	Quantity	Cost per Unit	Total Cost	Comments
<b>Architectural</b>						
Roof	13	14	1	\$2,000	\$2,000	Re-roof area with leak
Windows	15	20	1	19,100	19,100	Windows should be replaced
Building Exterior	15	18	1	5,000	5,000	Stucco needs repair and roof should be added above basement door
Building Exterior/Playground Surface	20	20	1	20,600	20,600	Replace
Building Exterior/Playground Equip.	20	20	1	10,000	10,000	Needs replacement
Building Interior	15	19	1	32,100	32,100	Replace carpet
<b>Mechanical</b>						
Plumbing/Kitchen	15	20	1	\$300	\$300	Replace faucet
Plumbing/Basement	10	20	1	5,000	5,000	Bathroom estimate
Receptionist/Cooling	15	20	1	700	700	Remove unit and replace when it fails
Bathroom/1st Floor	20	20	5	300	1,500	Replace exhaust fan
Bathroom	20	20	1	500	500	Replace lavatory
Heating/1st Floor Sleeping Area	20	20	1	2,790	2,790	Replace heating/cooling unit
Heating/1st Floor Far End	20	20	1	2,790	2,790	Replace heating/cooling unit
Lighting	12	20	1	11,000	11,000	Replace fluorescent fixtures with new
Lighting/Daycare	15	20	1	2,000	2,000	Paint walls in daycare with bright color to illuminate room

# SRP Sample: Replacement Schedule



## Yearly Total Replacements

Assuming 3% inflation (\$ in thousands)

	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Architectural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Roof	-	2.1	-	-	-	-	-	-	-	-	-	-	-	-	-	3.1	-	-	-	-
Windows	-	-	-	-	-	22.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Exterior	-	-	-	5.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Exterior/Playground Surface	20.6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Exterior/Playground Surface	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Exterior/Playground Equip.	10.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Interior	-	-	-	-	36.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mechanical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plumbing/Kitchen	-	-	-	-	-	0.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plumbing/Basement	-	-	-	-	-	-	-	-	-	-	6.7	-	-	-	-	-	-	-	-	-
Receptionist/Cooling	-	-	-	-	-	0.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom/1st Floor	1.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom	0.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Heating/1st Floor Sleeping Area	2.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Heating/1st Floor Far End	2.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting	-	-	-	-	-	-	-	-	13.9	-	-	-	-	-	-	-	-	-	-	-
Lighting/Daycare	-	-	-	-	-	2.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Yearly Total</b>	<b>\$38.2</b>	<b>\$2.1</b>	<b>-</b>	<b>\$5.5</b>	<b>\$36.1</b>	<b>\$25.6</b>	<b>-</b>	<b>-</b>	<b>\$13.9</b>	<b>-</b>	<b>\$6.7</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$3.1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

# SRP Sample: Yearly Contribution



## Yearly Contribution

Inflation rate: 3.00%, Interest rate: 0.00%

	Yearly Total Needed to Cover Future and Current Costs									
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Scenario I:</b>										
<b>Equal Nominal Payments On Each Item</b>										
Building Reserve Contribution, Annual	\$54,426	\$16,246	\$15,216	\$15,216	\$13,850	\$6,624	\$2,354	\$2,354	\$2,354	\$806
Replacements Made	38,180	2,060	-	5,464	36,129	25,620	-	-	13,934	-
Beginning Reserve Acct Balance	-	16,246	30,431	45,647	55,399	33,119	14,123	16,477	18,831	7,251
Interest Earned On Acct Balance	-	-	-	-	-	-	-	-	-	-
Ending Reserve Acct Balance	\$16,246	\$30,431	\$45,647	\$55,399	\$33,119	\$14,123	\$16,477	\$18,831	\$7,251	\$8,056
	2017	2018	2019	2010	2011	2012	2013	2014	2015	2016
	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Building Reserve Contribution, Annual	\$806	\$195	\$195	\$195	\$195	\$195	-	-	-	-
Replacements Made	6,720	-	-	-	-	3,116	-	-	-	-
Beginning Reserve Acct Balance	8,056	2,142	2,337	2,532	2,726	2,921	-	-	-	-
Interest Earned on Acct Balance	-	-	-	-	-	-	-	-	-	-
Ending Reserve Acct Balance	\$2,142	\$2,337	\$2,532	\$2,726	\$2,921	-	-	-	-	-

# SRP Sample: Engineer Report (Partial Example)

Item	Age	Estimated Average Life	Description	Comments	Timeframe to Repair/Replace	Probable Cost to Repair/Replace
<b>Mechanical Systems</b>						
Basement (1994 Addition) (Heating & Cooling)	10 yrs	20 yrs	The basement is heated and cooled by (2) Rheem high efficiency sealed combustion gas furnaces, each with a 60 MBH heating input (Model # RGRJ-06EMAES). Both have a 3 ton evaporator coil (Model # RCBA-3765GH) and a condenser located outside the building. Both units are in good condition.	The LifeSpan school has a preventative maintenance agreement and both units are adequately cooling and heating the basement. As long as the units are maintained and serviced a minimum of two times per year they will last past their estimated life span with exception to critical component failures. No suggestion at this time.	N/A	N/A
Basement (1994 Addition) (Heating & Cooling)	8 yrs	15 yrs	The basement has a Honeywell Fresh Air Ventilation System, which actually is a heat recovery wheel. The unit brings fresh air into the basement and aids in humidity control. One of the motors has been removed while the other continues to run. Because of one fan running and another not, the wheel has accumulated a large amount of dust and debris. The Heat recovery wheel is in poor condition.	Recommend replacement of the Honeywell Heat Recovery Wheel Unit. Replacing this unit will drastically improve the humidity problem in the basement.	ASAP	approx. \$ 800
Basement (1994 Addition) (Plumbing)	N/A	N/A	The owner would like to have a bathroom installed in the basement in the near future. This bathroom would be located in the same room that the mechanical closet is in.	The cost estimate of the bathroom has had the following included based off the conversation with the Executive Director: New water closet (Toilet) Lavatory, fixtures, saw cuts for sanitary lines, copper piping to lavatory and water closet with necessary valves and fittings.	Owners Discretion	approx. \$5,000
Basement (1994 Addition) (Plumbing)	13 yrs	WC: 25 yrs Lavatory: 60 yrs Fixtures: 30 yrs	The basement has (2) bathrooms, each with a water closet (WC) and lavatory. All of the water closets and lavatories associated plumbing in both bathrooms are in excellent condition.	No suggestion at this time.	N/A	N/A
Basement (1994 Addition) (Bathroom Ventilation)	13 yrs	15 yrs	The Exhaust Fan in the bathroom nearest to the cafeteria is not working.	Recommend replacement of Exhaust Fan.	ASAP	approx. \$300
Plumbing (1994 Addition) (Domestic Water)	NA	NA	The water service entering the building is in excellent condition. Complaints of hard water in building, MOST LIKELY caused by over abundance of the minerals calcium and magnesium.	Recommend hiring a professional to perform a domestic water analysis test. This test can be free or a cost may be associated with the test. Upon completion of the test different solutions will be presented.	ASAP	approx. \$ 0-150
Basement (1994 Addition) (Hot Water Heater)	10 yrs	20 yrs	The closet located within the cafeteria houses a 50 gallon Bradford White gas fired sealed combustion hot water heater (HWH) with an input of 42,000 BTUs. The HWH is in excellent condition.	No suggestion at this time.	N/A	N/A
1st fl (1994 Addition). Plumbing	13 yrs	60 yrs	The sink and all its associated plumbing located in the hair salon are in excellent condition.	No suggestion at this time.	N/A	N/A