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"Full" Capital Funding Plan



Olympia Unitarian Universalal Congregation Olympia, WA

Report #: 25946-0
For Period Beginning: January 1, 2023
Expires: December 31, 2023

Date Prepared: August 12, 2022



Hello, and welcome to your Capital Plan!

This Report is a valuable budget planning tool, for with it you control the future of your property. It contains all the fundamental information needed to understand your current and future obligations, some of the most significant expenses that ownership will face.

With respect to Reserves, this Report will tell you "where you are," and "where to go from here."

In this Report, you will find...

- 1) A List of What you're Reserving For
- 2) An Evaluation of your Reserve Fund Size and Strength
- 3) A Recommended Multi-Year Reserve Funding Plan

More Questions?

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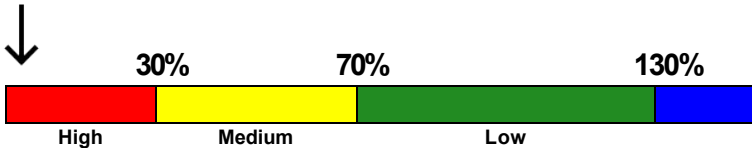
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3- Minute Executive Summary

Property: Olympia Unitarian Universalal Congregation **Property #: 25946-0**
Location: Olympia, WA **# of Units: 1**
Report Period: January 1, 2023 through December 31, 2023

Starting Reserve Balance	\$16,000
Current Fully Funded Reserve Balance	\$655,680
Percent Funded	.2.4 %
Recommended 2023 100% Annual "Full Funding" Contributions	\$84,000
Recommended 2023 70% Annual "Threshold Funding" Contributions	\$75,000
2023 "Baseline Funding" minimum to keep Reserves above \$0	\$62,000
Recommended 2023 Special Capital Funding	**\$243,500

Reserves % Funded: 2.4%



Special Assessment Risk:
Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves 1.00 %
 Annual Inflation Rate 3.00 %

- This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).
- Your Reserve Fund is currently 2.4 % Funded. This means the Church’s special assessment & deferred maintenance risk is currently High. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems. The current annual deterioration of your reserve components is \$61,155 - see Component Significance table.
- Based on this starting point and your anticipated future expenses, our recommendation is to levy the special assessment as shown below and to budget Reserve Contributions to within the 70% to 100% range as noted above. The 100% “Full” and 70% contribution rates are designed to gradually achieve these funding objectives (100% funded, or 70% funded) by the end of our 30-year report scope.
- **The special capital funding recommended above is preliminary in nature and subject to change (amount and/or timing). The amount is tied to the current allowance for all the projects listed as having 0 years of remaining life.
- No assets appropriate for Reserve designation known to be excluded. See appendix for component information and the basis of our assumptions. "Baseline Funding" in this report is as defined as "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments."

Executive Summary

25946-0

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site & Grounds				
110	Site Stairs: Concr – Repair/Replace	10	0	\$4,500
120	Asphalt: 1992 Original – Resurface	30	0	\$95,000
120	Asphalt: 2013 Addition - Resurface	30	20	\$68,500
121	Asphalt: – Repair & Seal	5	1	\$20,000
144	Fence: Chain Link – Replace	40	30	\$15,000
147	Garbage Enclosures - Repair/Replace	20	10	\$4,000
160	Pole Lights – Repair/Replace	30	10	\$19,500
173	Trees - Trim/Remove & Replace	1	0	\$5,000
185	Stormwater Pond-Maintain/Refurbish	1	0	\$2,500
200	Community Sign - Repair/Replace	20	12	\$7,500
Building Exteriors				
503	Roof: Metal - Replace	30	13	\$140,000
512	Skylights - Replace	20	2	\$5,700
516	Gutters & Downspouts - Replace	25	13	\$10,000
522	Fiber Cement Siding-Ext Renovation	50	32	\$90,000
531	Concrete Masonry Units - Clear Seal	12	0	\$8,000
533	Exterior Surfaces - Prep/Paint	12	0	\$17,000
534	Sealant Joints – Replace	12	0	\$15,000
535	Windows: Metal Frame - Replace	50	32	\$110,000
Building Interior				
735	Foyer - Floor/Paint	10	5	\$21,000
736	Foyer - Refurbish	20	15	\$3,000
737	Worship - Carpet/Paint	10	5	\$27,000
738	Worship - Refurbish	20	15	\$40,000
740	Narthex- Floor/Paint	10	5	\$16,500
741	Narthex - Refurbish	20	15	\$3,000
744	Offices (& Work) - Floor/Paint	10	5	\$13,000
745	Offices (&Work) - Refurbish	20	15	\$4,000
747	Youth Rm - Floor/Paint	10	5	\$5,800
748	Youth Rm - Refurbish	20	15	\$6,000
751	Spirit Play - Floor/Paint	15	5	\$5,800
752	Spirit Play - Refurbish	20	15	\$6,000
754	Bathroom - Floor/Paint	20	10	\$6,500
755	Bathrooms - Fixtures, Stalls, etc	20	15	\$17,500
758	Hallway - Floor/Paint	10	5	\$17,000
760	Nursery - Floor/Paint	10	5	\$8,200
761	Nursery - Refurbish	20	15	\$8,000
764	Classroom - Floor/Paint	10	5	\$20,000
765	Classroom - Refurbish	20	15	\$18,000
766	Folding Partitions - Replace	30	15	\$75,000
770	Kitchen - Refurbish	30	15	\$25,000
775	Appliances - Replace	15	5	\$5,000
785	Audio/Visual Equipment - Replace	10	5	\$10,000
Systems & Evaluations				
905	Water Heater - Replace	12	7	\$1,700

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
940 Heat Pumps & Air Handlers - Replace	20	2	\$37,500
942 Furnace: Gas- Repalce	25	0	\$90,000
950 Entry Access System - Replace	20	2	\$2,000
965 Fire Alarm Panel - Replace	20	2	\$5,000
46 Total Funded Components			

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.

Introduction



A Capital Plan is the art and science of anticipating, and preparing for, a property major predictable repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Capital Plan is your Component List (what you are reserving for). This is because the Component List defines the *scope and schedule* of all your anticipated upcoming major, predictable capital projects. Based on that List and your starting balance, we calculate the property Capital Fund Strength (reported in terms of "Percent Funded"). Then we compute a Funding Plan to provide for the needs of the property. These form the three results of your Capital Plan.



Capital contributions are not “for the future”. Capital contributions are designed to offset the ongoing, daily deterioration of your Capital assets. Done well, a stable, budgeted Capital Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the property is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology



For this [Capital Plan](#), we started with a review of ownership boundaries, as detailed by property, recent Capital expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Capital), and research into any well-established historical precedents. We performed an on-site inspection to quantify and evaluate your major predictable, creating your Reserve Component List *from scratch*.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Component List. First, it must be a maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an property total budget). This limits Capital Components to major, predictable expenses.



RESERVE COMPONENT "FOUR-PART TEST"

Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

How do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Property Reserves database of experience
- 3) Property History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual property cost history, or current proposals
- 2) Comparison to Property Reserves database of work done at similar properties
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Capital Fund adequacy is not measured in cash terms. Capital Fund adequacy is found when the *amount* of current Capital cash is compared to Capital asset component deterioration (the *needs of the property*). Having *enough* means the property can execute its projects in a timely manner with existing Capital funds. Not having *enough* typically creates deferred maintenance or special funding needs.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the property (called Fully Funded Balance, or FFB).
- 2) Compare that to the Capital Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the property changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special funding needs and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all properties are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special funding needs).

Measuring your Capital Funds by Percent Funded tells how well prepared your property is for upcoming Reserve expenses. Those charged with maintaining the physical property should be very aware of this important figure!

How much should we contribute?



RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the property's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their property. Remember, it is the Board's job to provide for the ongoing care of the real property that supports your entity mission.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that properties in the 70 - 130% range *enjoy a low risk of special funding needs or deferred maintenance.*



FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special funding needs & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Site Inspection Notes

During our site visit on 5/23/2022, we visually inspected all visible common areas, while compiling a photographic inventory, noting: current condition, make & model information where appropriate, apparent levels of care and maintenance, exposure to weather elements and other factors that may affect the components useful life.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these expenses are shown in the 30-yr Summary Table, while details of the projects that make up these expenses are shown in the Cash Flow Detail Table.

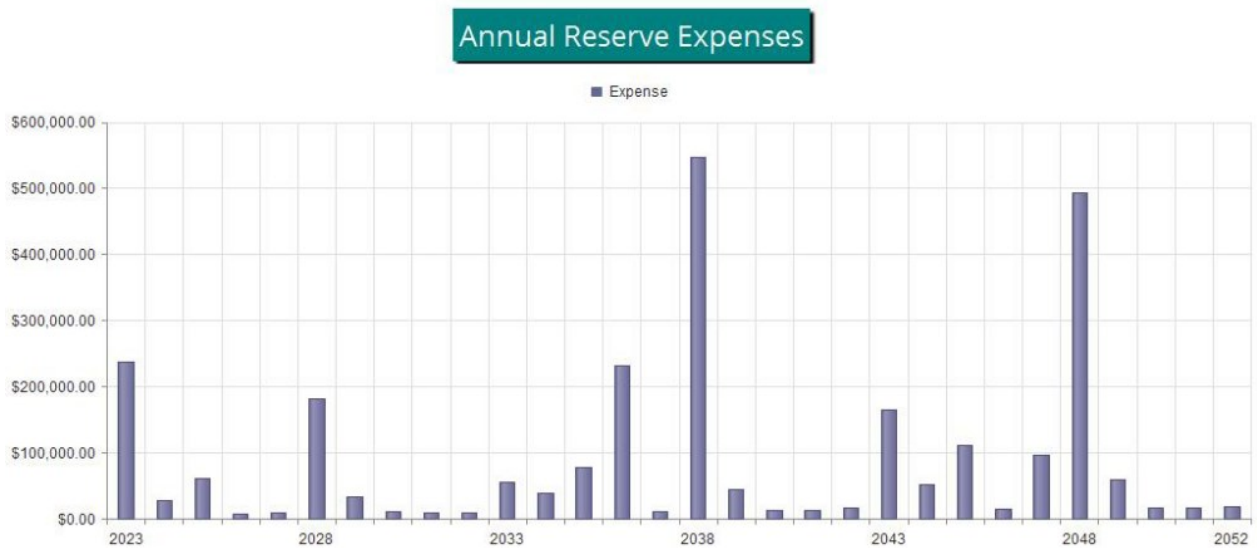


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$16,000 as-of the start of your Fiscal Year on 1/1/2023. As of that date, your Fully Funded Balance is computed to be \$655,680 (see Fully Funded Balance Table). This figure represents the deteriorated value of your common area components.

Table Descriptions

Executive Summary is a summary of your Reserve Components

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate		
				Best Case	Worst Case	
Site & Grounds						
110	Site Stairs: Concr – Repair/Replace	~ 4 flights	10	0	\$3,000	\$6,000
120	Asphalt: 1992 Original – Resurface	~ 50% of 50,000 square ft	30	0	\$80,000	\$110,000
120	Asphalt: 2013 Addition - Resurface	~ 50% of 50,000 square ft	30	20	\$62,000	\$75,000
121	Asphalt: – Repair & Seal	~ 50,000 square feet	5	1	\$15,000	\$25,000
144	Fence: Chain Link – Replace	~ 600 linear feet	40	30	\$12,000	\$18,000
147	Garbage Enclosures - Repair/Replace	~ 36 linear feet	20	10	\$3,000	\$5,000
160	Pole Lights – Repair/Replace	~ 13 lights	30	10	\$13,000	\$26,000
173	Trees - Trim/Remove & Replace	Common area trees	1	0	\$4,000	\$6,000
185	Stormwater Pond-Maintain/Refurbish	1 pond	1	0	\$2,000	\$3,000
200	Community Sign - Repair/Replace	2 signs	20	12	\$5,000	\$10,000
Building Exteriors						
503	Roof: Metal - Replace	~13,000 square feet	30	13	\$115,000	\$165,000
512	Skylights - Replace	~ 6 skylights fixtures	20	2	\$4,200	\$7,200
516	Gutters & Downspouts - Replace	~ 620 linear feet	25	13	\$8,000	\$12,000
522	Fiber Cement Siding-Ext Renovation	~ 4,200 square feet	50	32	\$70,000	\$110,000
531	Concrete Masonry Units - Clear Seal	~ 2,000 square feet	12	0	\$6,000	\$10,000
533	Exterior Surfaces - Prep/Paint	~ 4,200 square feet	12	0	\$13,000	\$21,000
534	Sealant Joints – Replace	~ 1,200 linear feet	12	0	\$12,000	\$18,000
535	Windows: Metal Frame - Replace	~ 44 windows	50	32	\$90,000	\$130,000
Building Interior						
735	Foyer - Floor/Paint	~ 600sf flr, 500 sf paint	10	5	\$18,000	\$24,000
736	Foyer - Refurbish	~ 600 square feet	20	15	\$2,000	\$4,000
737	Worship - Carpet/Paint	~1,750sf + 3,500 paint	10	5	\$23,000	\$31,000
738	Worship - Refurbish	~ 1,750 square feet	20	15	\$30,000	\$50,000
740	Narthex- Floor/Paint	~ 1,000 + 2,300 paint	10	5	\$14,000	\$19,000
741	Narthex - Refurbish	~ 1,000 square feet	20	15	\$2,000	\$4,000
744	Offices (& Work) - Floor/Paint	~800 sf flr 1800 sf paint	10	5	\$11,000	\$15,000
745	Offices (&Work) - Refurbish	~800 square feet	20	15	\$3,000	\$5,000
747	Youth Rm - Floor/Paint	400 sf flr, 640 sf paint	10	5	\$4,800	\$6,800
748	Youth Rm - Refurbish	~ 400 square feet	20	15	\$4,000	\$8,000
751	Spirit Play - Floor/Paint	400 sf flr, 650sf Paint	15	5	\$4,800	\$6,800
752	Spirit Play - Refurbish	~ 400 square feet	20	15	\$4,000	\$8,000
754	Bathroom - Floor/Paint	~5 bathrooms	20	10	\$6,000	\$7,000
755	Bathrooms - Fixtures, Stalls, etc	~ 5 bathrooms	20	15	\$15,000	\$20,000
758	Hallway - Floor/Paint	1300 sf flr, 1400 sf paint	10	5	\$14,000	\$20,000
760	Nursery - Floor/Paint	~600 sf flr, 800 sf paint	10	5	\$6,800	\$9,600
761	Nursery - Refurbish	~ 600 square feet	20	15	\$6,000	\$10,000
764	Classroom - Floor/Paint	1600 sf flr, 1400sf paint	10	5	\$16,000	\$24,000
765	Classroom - Refurbish	~ 1,600 square feet	20	15	\$12,000	\$24,000
766	Folding Partitions - Replace	2 partions (~ 560 sqft)	30	15	\$70,000	\$80,000
770	Kitchen - Refurbish		30	15	\$20,000	\$30,000
775	Appliances - Replace		15	5	\$4,000	\$6,000
785	Audio/Visual Equipment - Replace	1 system	10	5	\$8,000	\$12,000
Systems & Evaluations						

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
				Best Case	Worst Case
905 Water Heater - Replace	1 gas, 50 gal BradfordWhit	12	7	\$1,000	\$2,400
940 Heat Pumps & Air Handlers - Replace	3 Heat Pump & Air Handler	20	2	\$30,000	\$45,000
942 Furnace: Gas- Repalce	5 Trane furnaces	25	0	\$75,000	\$105,000
950 Entry Access System - Replace	~ 2 readers	20	2	\$1,000	\$3,000
965 Fire Alarm Panel - Replace	1 Panel: SK 5808	20	2	\$4,000	\$6,000
<hr/>					
46 Total Funded Components					

#	Component	Current	X	Effective	/	Useful	=	Fully
		Cost		Age		Life		Funded
		Estimate						Balance
Site & Grounds								
110	Site Stairs: Concr – Repair/Replace	\$4,500	X	10	/	10	=	\$4,500
120	Asphalt: 1992 Original – Resurface	\$95,000	X	30	/	30	=	\$95,000
120	Asphalt: 2013 Addition - Resurface	\$68,500	X	10	/	30	=	\$22,833
121	Asphalt: – Repair & Seal	\$20,000	X	4	/	5	=	\$16,000
144	Fence: Chain Link – Replace	\$15,000	X	10	/	40	=	\$3,750
147	Garbage Enclosures - Repair/Replace	\$4,000	X	10	/	20	=	\$2,000
160	Pole Lights – Repair/Replace	\$19,500	X	20	/	30	=	\$13,000
173	Trees - Trim/Remove & Replace	\$5,000	X	1	/	1	=	\$5,000
185	Stormwater Pond-Maintain/Refurbish	\$2,500	X	1	/	1	=	\$2,500
200	Community Sign - Repair/Replace	\$7,500	X	8	/	20	=	\$3,000
Building Exteriors								
503	Roof: Metal - Replace	\$140,000	X	17	/	30	=	\$79,333
512	Skylights - Replace	\$5,700	X	18	/	20	=	\$5,130
516	Gutters & Downspouts - Replace	\$10,000	X	12	/	25	=	\$4,800
522	Fiber Cement Siding-Ext Renovation	\$90,000	X	18	/	50	=	\$32,400
531	Concrete Masonry Units - Clear Seal	\$8,000	X	12	/	12	=	\$8,000
533	Exterior Surfaces - Prep/Paint	\$17,000	X	12	/	12	=	\$17,000
534	Sealant Joints – Replace	\$15,000	X	12	/	12	=	\$15,000
535	Windows: Metal Frame - Replace	\$110,000	X	18	/	50	=	\$39,600
Building Interior								
735	Foyer - Floor/Paint	\$21,000	X	5	/	10	=	\$10,500
736	Foyer - Refurbish	\$3,000	X	5	/	20	=	\$750
737	Worship - Carpet/Paint	\$27,000	X	5	/	10	=	\$13,500
738	Worship - Refurbish	\$40,000	X	5	/	20	=	\$10,000
740	Narthex- Floor/Paint	\$16,500	X	5	/	10	=	\$8,250
741	Narthex - Refurbish	\$3,000	X	5	/	20	=	\$750
744	Offices (& Work) - Floor/Paint	\$13,000	X	5	/	10	=	\$6,500
745	Offices (&Work) - Refurbish	\$4,000	X	5	/	20	=	\$1,000
747	Youth Rm - Floor/Paint	\$5,800	X	5	/	10	=	\$2,900
748	Youth Rm - Refurbish	\$6,000	X	5	/	20	=	\$1,500
751	Spirit Play - Floor/Paint	\$5,800	X	10	/	15	=	\$3,867
752	Spirit Play - Refurbish	\$6,000	X	5	/	20	=	\$1,500
754	Bathroom - Floor/Paint	\$6,500	X	10	/	20	=	\$3,250
755	Bathrooms - Fixtures, Stalls, etc	\$17,500	X	5	/	20	=	\$4,375
758	Hallway - Floor/Paint	\$17,000	X	5	/	10	=	\$8,500
760	Nursery - Floor/Paint	\$8,200	X	5	/	10	=	\$4,100
761	Nursery - Refurbish	\$8,000	X	5	/	20	=	\$2,000
764	Classroom - Floor/Paint	\$20,000	X	5	/	10	=	\$10,000
765	Classroom - Refurbish	\$18,000	X	5	/	20	=	\$4,500
766	Folding Partitions - Replace	\$75,000	X	15	/	30	=	\$37,500
770	Kitchen - Refurbish	\$25,000	X	15	/	30	=	\$12,500
775	Appliances - Replace	\$5,000	X	10	/	15	=	\$3,333
785	Audio/Visual Equipment - Replace	\$10,000	X	5	/	10	=	\$5,000

# Component	Current			Useful	Life =	Fully Funded Balance
	Cost Estimate	X	Effective Age /			
Systems & Evaluations						
905 Water Heater - Replace	\$1,700	X	5 /	12	=	\$708
940 Heat Pumps & Air Handlers - Replace	\$37,500	X	18 /	20	=	\$33,750
942 Furnace: Gas- Repalce	\$90,000	X	25 /	25	=	\$90,000
950 Entry Access System - Replace	\$2,000	X	18 /	20	=	\$1,800
965 Fire Alarm Panel - Replace	\$5,000	X	18 /	20	=	\$4,500
						\$655,680

Component Significance

25946-0
Full

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site & Grounds					
110	Site Stairs: Concr – Repair/Replace	10	\$4,500	\$450	0.74 %
120	Asphalt: 1992 Original – Resurface	30	\$95,000	\$3,167	5.18 %
120	Asphalt: 2013 Addition - Resurface	30	\$68,500	\$2,283	3.73 %
121	Asphalt: – Repair & Seal	5	\$20,000	\$4,000	6.54 %
144	Fence: Chain Link – Replace	40	\$15,000	\$375	0.61 %
147	Garbage Enclosures - Repair/Replace	20	\$4,000	\$200	0.33 %
160	Pole Lights – Repair/Replace	30	\$19,500	\$650	1.06 %
173	Trees - Trim/Remove & Replace	1	\$5,000	\$5,000	8.18 %
185	Stormwater Pond-Maintain/Refurbish	1	\$2,500	\$2,500	4.09 %
200	Community Sign - Repair/Replace	20	\$7,500	\$375	0.61 %
Building Exteriors					
503	Roof: Metal - Replace	30	\$140,000	\$4,667	7.63 %
512	Skylights - Replace	20	\$5,700	\$285	0.47 %
516	Gutters & Downspouts - Replace	25	\$10,000	\$400	0.65 %
522	Fiber Cement Siding-Ext Renovation	50	\$90,000	\$1,800	2.94 %
531	Concrete Masonry Units - Clear Seal	12	\$8,000	\$667	1.09 %
533	Exterior Surfaces - Prep/Paint	12	\$17,000	\$1,417	2.32 %
534	Sealant Joints – Replace	12	\$15,000	\$1,250	2.04 %
535	Windows: Metal Frame - Replace	50	\$110,000	\$2,200	3.60 %
Building Interior					
735	Foyer - Floor/Paint	10	\$21,000	\$2,100	3.43 %
736	Foyer - Refurbish	20	\$3,000	\$150	0.25 %
737	Worship - Carpet/Paint	10	\$27,000	\$2,700	4.42 %
738	Worship - Refurbish	20	\$40,000	\$2,000	3.27 %
740	Narthex- Floor/Paint	10	\$16,500	\$1,650	2.70 %
741	Narthex - Refurbish	20	\$3,000	\$150	0.25 %
744	Offices (& Work) - Floor/Paint	10	\$13,000	\$1,300	2.13 %
745	Offices (&Work) - Refurbish	20	\$4,000	\$200	0.33 %
747	Youth Rm - Floor/Paint	10	\$5,800	\$580	0.95 %
748	Youth Rm - Refurbish	20	\$6,000	\$300	0.49 %
751	Spirit Play - Floor/Paint	15	\$5,800	\$387	0.63 %
752	Spirit Play - Refurbish	20	\$6,000	\$300	0.49 %
754	Bathroom - Floor/Paint	20	\$6,500	\$325	0.53 %
755	Bathrooms - Fixtures, Stalls, etc	20	\$17,500	\$875	1.43 %
758	Hallway - Floor/Paint	10	\$17,000	\$1,700	2.78 %
760	Nursery - Floor/Paint	10	\$8,200	\$820	1.34 %
761	Nursery - Refurbish	20	\$8,000	\$400	0.65 %
764	Classroom - Floor/Paint	10	\$20,000	\$2,000	3.27 %
765	Classroom - Refurbish	20	\$18,000	\$900	1.47 %
766	Folding Partitions - Replace	30	\$75,000	\$2,500	4.09 %
770	Kitchen - Refurbish	30	\$25,000	\$833	1.36 %
775	Appliances - Replace	15	\$5,000	\$333	0.55 %
785	Audio/Visual Equipment - Replace	10	\$10,000	\$1,000	1.64 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Systems & Evaluations				
905 Water Heater - Replace	12	\$1,700	\$142	0.23 %
940 Heat Pumps & Air Handlers - Replace	20	\$37,500	\$1,875	3.07 %
942 Furnace: Gas- Repalce	25	\$90,000	\$3,600	5.89 %
950 Entry Access System - Replace	20	\$2,000	\$100	0.16 %
965 Fire Alarm Panel - Replace	20	\$5,000	\$250	0.41 %
46 Total Funded Components			\$61,155	100.00 %

30-Year Reserve Plan Summary

25946-0
Full

Fiscal Year Start: 2023

Interest: 1.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
-----------------------------------------------------	-----------------------------------

Year	Starting	Fully	Percent	Special	% Increase	Loan or	Interest	Reserve	
	Reserve	Funded							Funding
	Balance	Balance	Funded	Risk	Funding	Funding	Funding	Needs	
2023	\$16,000	\$655,680	2.4 %	High	0.00 %	\$84,000	\$243,500	\$615	\$237,000
2024	\$107,115	\$494,230	21.7 %	High	3.00 %	\$86,520	\$0	\$1,368	\$28,325
2025	\$166,679	\$544,762	30.6 %	Medium	3.00 %	\$89,116	\$0	\$1,815	\$61,214
2026	\$196,395	\$564,880	34.8 %	Medium	3.00 %	\$91,789	\$0	\$2,393	\$8,195
2027	\$282,381	\$642,215	44.0 %	Medium	3.00 %	\$94,543	\$0	\$3,269	\$8,441
2028	\$371,752	\$723,683	51.4 %	Medium	3.00 %	\$97,379	\$0	\$3,311	\$181,774
2029	\$290,668	\$631,188	46.1 %	Medium	3.00 %	\$100,300	\$0	\$3,259	\$32,836
2030	\$361,391	\$691,515	52.3 %	Medium	3.00 %	\$103,309	\$0	\$4,093	\$11,315
2031	\$457,478	\$778,076	58.8 %	Medium	3.00 %	\$106,409	\$0	\$5,083	\$9,501
2032	\$559,468	\$871,425	64.2 %	Medium	3.00 %	\$109,601	\$0	\$6,122	\$9,786
2033	\$665,405	\$969,676	68.6 %	Medium	3.00 %	\$112,889	\$0	\$6,968	\$56,444
2034	\$728,818	\$1,025,281	71.1 %	Low	3.00 %	\$116,276	\$0	\$7,715	\$38,066
2035	\$814,741	\$1,104,024	73.8 %	Low	3.00 %	\$119,764	\$0	\$8,393	\$78,417
2036	\$864,481	\$1,146,183	75.4 %	Low	3.00 %	\$123,357	\$0	\$8,142	\$231,294
2037	\$764,686	\$1,034,838	73.9 %	Low	3.00 %	\$127,058	\$0	\$8,263	\$11,344
2038	\$888,663	\$1,149,476	77.3 %	Low	3.00 %	\$130,869	\$0	\$6,834	\$547,626
2039	\$478,740	\$718,042	66.7 %	Medium	3.00 %	\$134,795	\$0	\$5,265	\$44,129
2040	\$574,671	\$795,210	72.3 %	Low	3.00 %	\$138,839	\$0	\$6,408	\$12,396
2041	\$707,522	\$910,410	77.7 %	Low	3.00 %	\$143,004	\$0	\$7,762	\$12,768
2042	\$845,520	\$1,031,807	81.9 %	Low	3.00 %	\$147,295	\$0	\$9,153	\$16,132
2043	\$985,835	\$1,156,598	85.2 %	Low	3.00 %	\$151,713	\$0	\$9,837	\$164,898
2044	\$982,488	\$1,135,217	86.5 %	Low	3.00 %	\$156,265	\$0	\$10,398	\$51,158
2045	\$1,097,993	\$1,233,760	89.0 %	Low	3.00 %	\$160,953	\$0	\$11,284	\$110,559
2046	\$1,159,670	\$1,277,591	90.8 %	Low	3.00 %	\$165,781	\$0	\$12,408	\$14,802
2047	\$1,323,058	\$1,424,989	92.8 %	Low	3.00 %	\$170,755	\$0	\$13,664	\$96,558
2048	\$1,410,919	\$1,496,329	94.3 %	Low	3.00 %	\$175,877	\$0	\$12,575	\$494,132
2049	\$1,105,240	\$1,164,150	94.9 %	Low	3.00 %	\$181,154	\$0	\$11,715	\$59,306
2050	\$1,238,803	\$1,273,832	97.3 %	Low	3.00 %	\$186,588	\$0	\$13,299	\$16,660
2051	\$1,422,030	\$1,434,805	99.1 %	Low	3.00 %	\$192,186	\$0	\$15,165	\$17,159
2052	\$1,612,221	\$1,604,291	100.5 %	Low	3.00 %	\$197,952	\$0	\$17,102	\$17,674

30-Year Income/Expense Detail (yrs 0 through 4)

25946-0
Full

Fiscal Year	2023	2024	2025	2026	2027
Starting Reserve Balance	\$16,000	\$107,115	\$166,679	\$196,395	\$282,381
Annual Reserve Funding	\$84,000	\$86,520	\$89,116	\$91,789	\$94,543
Recommended Special Assessments	\$243,500	\$0	\$0	\$0	\$0
Interest Earnings	\$615	\$1,368	\$1,815	\$2,393	\$3,269
Total Income	\$344,115	\$195,004	\$257,609	\$290,577	\$380,193
# Component					
Site & Grounds					
110 Site Stairs: Concr – Repair/Replace	\$4,500	\$0	\$0	\$0	\$0
120 Asphalt: 1992 Original – Resurface	\$95,000	\$0	\$0	\$0	\$0
120 Asphalt: 2013 Addition - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt: – Repair & Seal	\$0	\$20,600	\$0	\$0	\$0
144 Fence: Chain Link – Replace	\$0	\$0	\$0	\$0	\$0
147 Garbage Enclosures - Repair/Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights – Repair/Replace	\$0	\$0	\$0	\$0	\$0
173 Trees - Trim/Remove & Replace	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628
185 Stormwater Pond-Maintain/Refurbish	\$2,500	\$2,575	\$2,652	\$2,732	\$2,814
200 Community Sign - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
503 Roof: Metal - Replace	\$0	\$0	\$0	\$0	\$0
512 Skylights - Replace	\$0	\$0	\$6,047	\$0	\$0
516 Gutters & Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
522 Fiber Cement Siding-Ext Renovation	\$0	\$0	\$0	\$0	\$0
531 Concrete Masonry Units - Clear Seal	\$8,000	\$0	\$0	\$0	\$0
533 Exterior Surfaces - Prep/Paint	\$17,000	\$0	\$0	\$0	\$0
534 Sealant Joints – Replace	\$15,000	\$0	\$0	\$0	\$0
535 Windows: Metal Frame - Replace	\$0	\$0	\$0	\$0	\$0
Building Interior					
735 Foyer - Floor/Paint	\$0	\$0	\$0	\$0	\$0
736 Foyer - Refurbish	\$0	\$0	\$0	\$0	\$0
737 Worship - Carpet/Paint	\$0	\$0	\$0	\$0	\$0
738 Worship - Refurbish	\$0	\$0	\$0	\$0	\$0
740 Narthex- Floor/Paint	\$0	\$0	\$0	\$0	\$0
741 Narthex - Refurbish	\$0	\$0	\$0	\$0	\$0
744 Offices (& Work) - Floor/Paint	\$0	\$0	\$0	\$0	\$0
745 Offices (&Work) - Refurbish	\$0	\$0	\$0	\$0	\$0
747 Youth Rm - Floor/Paint	\$0	\$0	\$0	\$0	\$0
748 Youth Rm - Refurbish	\$0	\$0	\$0	\$0	\$0
751 Spirit Play - Floor/Paint	\$0	\$0	\$0	\$0	\$0
752 Spirit Play - Refurbish	\$0	\$0	\$0	\$0	\$0
754 Bathroom - Floor/Paint	\$0	\$0	\$0	\$0	\$0
755 Bathrooms - Fixtures, Stalls, etc	\$0	\$0	\$0	\$0	\$0
758 Hallway - Floor/Paint	\$0	\$0	\$0	\$0	\$0
760 Nursery - Floor/Paint	\$0	\$0	\$0	\$0	\$0
761 Nursery - Refurbish	\$0	\$0	\$0	\$0	\$0
764 Classroom - Floor/Paint	\$0	\$0	\$0	\$0	\$0
765 Classroom - Refurbish	\$0	\$0	\$0	\$0	\$0
766 Folding Partitions - Replace	\$0	\$0	\$0	\$0	\$0
770 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
775 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
785 Audio/Visual Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Systems & Evaluations					
905 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
940 Heat Pumps & Air Handlers - Replace	\$0	\$0	\$39,784	\$0	\$0
942 Furnace: Gas- Repalce	\$90,000	\$0	\$0	\$0	\$0
950 Entry Access System - Replace	\$0	\$0	\$2,122	\$0	\$0
965 Fire Alarm Panel - Replace	\$0	\$0	\$5,305	\$0	\$0
Total Expenses	\$237,000	\$28,325	\$61,214	\$8,195	\$8,441
Ending Reserve Balance	\$107,115	\$166,679	\$196,395	\$282,381	\$371,752

Fiscal Year	2028	2029	2030	2031	2032
Starting Reserve Balance	\$371,752	\$290,668	\$361,391	\$457,478	\$559,468
Annual Reserve Funding	\$97,379	\$100,300	\$103,309	\$106,409	\$109,601
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,311	\$3,259	\$4,093	\$5,083	\$6,122
Total Income	\$472,442	\$394,227	\$468,793	\$568,969	\$675,191
# Component					
Site & Grounds					
110 Site Stairs: Concr – Repair/Replace	\$0	\$0	\$0	\$0	\$0
120 Asphalt: 1992 Original – Resurface	\$0	\$0	\$0	\$0	\$0
120 Asphalt: 2013 Addition - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt: – Repair & Seal	\$0	\$23,881	\$0	\$0	\$0
144 Fence: Chain Link – Replace	\$0	\$0	\$0	\$0	\$0
147 Garbage Enclosures - Repair/Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights – Repair/Replace	\$0	\$0	\$0	\$0	\$0
173 Trees - Trim/Remove & Replace	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524
185 Stormwater Pond-Maintain/Refurbish	\$2,898	\$2,985	\$3,075	\$3,167	\$3,262
200 Community Sign - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
503 Roof: Metal - Replace	\$0	\$0	\$0	\$0	\$0
512 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
516 Gutters & Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
522 Fiber Cement Siding-Ext Renovation	\$0	\$0	\$0	\$0	\$0
531 Concrete Masonry Units - Clear Seal	\$0	\$0	\$0	\$0	\$0
533 Exterior Surfaces - Prep/Paint	\$0	\$0	\$0	\$0	\$0
534 Sealant Joints – Replace	\$0	\$0	\$0	\$0	\$0
535 Windows: Metal Frame - Replace	\$0	\$0	\$0	\$0	\$0
Building Interior					
735 Foyer - Floor/Paint	\$24,345	\$0	\$0	\$0	\$0
736 Foyer - Refurbish	\$0	\$0	\$0	\$0	\$0
737 Worship - Carpet/Paint	\$31,300	\$0	\$0	\$0	\$0
738 Worship - Refurbish	\$0	\$0	\$0	\$0	\$0
740 Narthex- Floor/Paint	\$19,128	\$0	\$0	\$0	\$0
741 Narthex - Refurbish	\$0	\$0	\$0	\$0	\$0
744 Offices (& Work) - Floor/Paint	\$15,071	\$0	\$0	\$0	\$0
745 Offices (&Work) - Refurbish	\$0	\$0	\$0	\$0	\$0
747 Youth Rm - Floor/Paint	\$6,724	\$0	\$0	\$0	\$0
748 Youth Rm - Refurbish	\$0	\$0	\$0	\$0	\$0
751 Spirit Play - Floor/Paint	\$6,724	\$0	\$0	\$0	\$0
752 Spirit Play - Refurbish	\$0	\$0	\$0	\$0	\$0
754 Bathroom - Floor/Paint	\$0	\$0	\$0	\$0	\$0
755 Bathrooms - Fixtures, Stalls, etc	\$0	\$0	\$0	\$0	\$0
758 Hallway - Floor/Paint	\$19,708	\$0	\$0	\$0	\$0
760 Nursery - Floor/Paint	\$9,506	\$0	\$0	\$0	\$0
761 Nursery - Refurbish	\$0	\$0	\$0	\$0	\$0
764 Classroom - Floor/Paint	\$23,185	\$0	\$0	\$0	\$0
765 Classroom - Refurbish	\$0	\$0	\$0	\$0	\$0
766 Folding Partitions - Replace	\$0	\$0	\$0	\$0	\$0
770 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
775 Appliances - Replace	\$5,796	\$0	\$0	\$0	\$0
785 Audio/Visual Equipment - Replace	\$11,593	\$0	\$0	\$0	\$0
Systems & Evaluations					
905 Water Heater - Replace	\$0	\$0	\$2,091	\$0	\$0
940 Heat Pumps & Air Handlers - Replace	\$0	\$0	\$0	\$0	\$0
942 Furnace: Gas- Repalce	\$0	\$0	\$0	\$0	\$0
950 Entry Access System - Replace	\$0	\$0	\$0	\$0	\$0
965 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$181,774	\$32,836	\$11,315	\$9,501	\$9,786
Ending Reserve Balance	\$290,668	\$361,391	\$457,478	\$559,468	\$665,405

Fiscal Year	2033	2034	2035	2036	2037
Starting Reserve Balance	\$665,405	\$728,818	\$814,741	\$864,481	\$764,686
Annual Reserve Funding	\$112,889	\$116,276	\$119,764	\$123,357	\$127,058
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,968	\$7,715	\$8,393	\$8,142	\$8,263
Total Income	\$785,262	\$852,808	\$942,898	\$995,980	\$900,007
# Component					
Site & Grounds					
110 Site Stairs: Concr – Repair/Replace	\$6,048	\$0	\$0	\$0	\$0
120 Asphalt: 1992 Original – Resurface	\$0	\$0	\$0	\$0	\$0
120 Asphalt: 2013 Addition - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt: – Repair & Seal	\$0	\$27,685	\$0	\$0	\$0
144 Fence: Chain Link – Replace	\$0	\$0	\$0	\$0	\$0
147 Garbage Enclosures - Repair/Replace	\$5,376	\$0	\$0	\$0	\$0
160 Pole Lights – Repair/Replace	\$26,206	\$0	\$0	\$0	\$0
173 Trees - Trim/Remove & Replace	\$6,720	\$6,921	\$7,129	\$7,343	\$7,563
185 Stormwater Pond-Maintain/Refurbish	\$3,360	\$3,461	\$3,564	\$3,671	\$3,781
200 Community Sign - Repair/Replace	\$0	\$0	\$10,693	\$0	\$0
Building Exteriors					
503 Roof: Metal - Replace	\$0	\$0	\$0	\$205,595	\$0
512 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
516 Gutters & Downspouts - Replace	\$0	\$0	\$0	\$14,685	\$0
522 Fiber Cement Siding-Ext Renovation	\$0	\$0	\$0	\$0	\$0
531 Concrete Masonry Units - Clear Seal	\$0	\$0	\$11,406	\$0	\$0
533 Exterior Surfaces - Prep/Paint	\$0	\$0	\$24,238	\$0	\$0
534 Sealant Joints – Replace	\$0	\$0	\$21,386	\$0	\$0
535 Windows: Metal Frame - Replace	\$0	\$0	\$0	\$0	\$0
Building Interior					
735 Foyer - Floor/Paint	\$0	\$0	\$0	\$0	\$0
736 Foyer - Refurbish	\$0	\$0	\$0	\$0	\$0
737 Worship - Carpet/Paint	\$0	\$0	\$0	\$0	\$0
738 Worship - Refurbish	\$0	\$0	\$0	\$0	\$0
740 Narthex- Floor/Paint	\$0	\$0	\$0	\$0	\$0
741 Narthex - Refurbish	\$0	\$0	\$0	\$0	\$0
744 Offices (& Work) - Floor/Paint	\$0	\$0	\$0	\$0	\$0
745 Offices (&Work) - Refurbish	\$0	\$0	\$0	\$0	\$0
747 Youth Rm - Floor/Paint	\$0	\$0	\$0	\$0	\$0
748 Youth Rm - Refurbish	\$0	\$0	\$0	\$0	\$0
751 Spirit Play - Floor/Paint	\$0	\$0	\$0	\$0	\$0
752 Spirit Play - Refurbish	\$0	\$0	\$0	\$0	\$0
754 Bathroom - Floor/Paint	\$8,735	\$0	\$0	\$0	\$0
755 Bathrooms - Fixtures, Stalls, etc	\$0	\$0	\$0	\$0	\$0
758 Hallway - Floor/Paint	\$0	\$0	\$0	\$0	\$0
760 Nursery - Floor/Paint	\$0	\$0	\$0	\$0	\$0
761 Nursery - Refurbish	\$0	\$0	\$0	\$0	\$0
764 Classroom - Floor/Paint	\$0	\$0	\$0	\$0	\$0
765 Classroom - Refurbish	\$0	\$0	\$0	\$0	\$0
766 Folding Partitions - Replace	\$0	\$0	\$0	\$0	\$0
770 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
775 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
785 Audio/Visual Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Systems & Evaluations					
905 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
940 Heat Pumps & Air Handlers - Replace	\$0	\$0	\$0	\$0	\$0
942 Furnace: Gas- Repalce	\$0	\$0	\$0	\$0	\$0
950 Entry Access System - Replace	\$0	\$0	\$0	\$0	\$0
965 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$56,444	\$38,066	\$78,417	\$231,294	\$11,344
Ending Reserve Balance	\$728,818	\$814,741	\$864,481	\$764,686	\$888,663

Fiscal Year	2038	2039	2040	2041	2042
Starting Reserve Balance	\$888,663	\$478,740	\$574,671	\$707,522	\$845,520
Annual Reserve Funding	\$130,869	\$134,795	\$138,839	\$143,004	\$147,295
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,834	\$5,265	\$6,408	\$7,762	\$9,153
Total Income	\$1,026,366	\$618,801	\$719,919	\$858,289	\$1,001,968
# Component					
Site & Grounds					
110 Site Stairs: Concr – Repair/Replace	\$0	\$0	\$0	\$0	\$0
120 Asphalt: 1992 Original – Resurface	\$0	\$0	\$0	\$0	\$0
120 Asphalt: 2013 Addition - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt: – Repair & Seal	\$0	\$32,094	\$0	\$0	\$0
144 Fence: Chain Link – Replace	\$0	\$0	\$0	\$0	\$0
147 Garbage Enclosures - Repair/Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights – Repair/Replace	\$0	\$0	\$0	\$0	\$0
173 Trees - Trim/Remove & Replace	\$7,790	\$8,024	\$8,264	\$8,512	\$8,768
185 Stormwater Pond-Maintain/Refurbish	\$3,895	\$4,012	\$4,132	\$4,256	\$4,384
200 Community Sign - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
503 Roof: Metal - Replace	\$0	\$0	\$0	\$0	\$0
512 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
516 Gutters & Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
522 Fiber Cement Siding-Ext Renovation	\$0	\$0	\$0	\$0	\$0
531 Concrete Masonry Units - Clear Seal	\$0	\$0	\$0	\$0	\$0
533 Exterior Surfaces - Prep/Paint	\$0	\$0	\$0	\$0	\$0
534 Sealant Joints – Replace	\$0	\$0	\$0	\$0	\$0
535 Windows: Metal Frame - Replace	\$0	\$0	\$0	\$0	\$0
Building Interior					
735 Foyer - Floor/Paint	\$32,717	\$0	\$0	\$0	\$0
736 Foyer - Refurbish	\$4,674	\$0	\$0	\$0	\$0
737 Worship - Carpet/Paint	\$42,065	\$0	\$0	\$0	\$0
738 Worship - Refurbish	\$62,319	\$0	\$0	\$0	\$0
740 Narthex- Floor/Paint	\$25,706	\$0	\$0	\$0	\$0
741 Narthex - Refurbish	\$4,674	\$0	\$0	\$0	\$0
744 Offices (& Work) - Floor/Paint	\$20,254	\$0	\$0	\$0	\$0
745 Offices (&Work) - Refurbish	\$6,232	\$0	\$0	\$0	\$0
747 Youth Rm - Floor/Paint	\$9,036	\$0	\$0	\$0	\$0
748 Youth Rm - Refurbish	\$9,348	\$0	\$0	\$0	\$0
751 Spirit Play - Floor/Paint	\$0	\$0	\$0	\$0	\$0
752 Spirit Play - Refurbish	\$9,348	\$0	\$0	\$0	\$0
754 Bathroom - Floor/Paint	\$0	\$0	\$0	\$0	\$0
755 Bathrooms - Fixtures, Stalls, etc	\$27,264	\$0	\$0	\$0	\$0
758 Hallway - Floor/Paint	\$26,485	\$0	\$0	\$0	\$0
760 Nursery - Floor/Paint	\$12,775	\$0	\$0	\$0	\$0
761 Nursery - Refurbish	\$12,464	\$0	\$0	\$0	\$0
764 Classroom - Floor/Paint	\$31,159	\$0	\$0	\$0	\$0
765 Classroom - Refurbish	\$28,043	\$0	\$0	\$0	\$0
766 Folding Partitions - Replace	\$116,848	\$0	\$0	\$0	\$0
770 Kitchen - Refurbish	\$38,949	\$0	\$0	\$0	\$0
775 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
785 Audio/Visual Equipment - Replace	\$15,580	\$0	\$0	\$0	\$0
Systems & Evaluations					
905 Water Heater - Replace	\$0	\$0	\$0	\$0	\$2,981
940 Heat Pumps & Air Handlers - Replace	\$0	\$0	\$0	\$0	\$0
942 Furnace: Gas- Repalce	\$0	\$0	\$0	\$0	\$0
950 Entry Access System - Replace	\$0	\$0	\$0	\$0	\$0
965 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$547,626	\$44,129	\$12,396	\$12,768	\$16,132
Ending Reserve Balance	\$478,740	\$574,671	\$707,522	\$845,520	\$985,835

Fiscal Year	2043	2044	2045	2046	2047
Starting Reserve Balance	\$985,835	\$982,488	\$1,097,993	\$1,159,670	\$1,323,058
Annual Reserve Funding	\$151,713	\$156,265	\$160,953	\$165,781	\$170,755
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$9,837	\$10,398	\$11,284	\$12,408	\$13,664
Total Income	\$1,147,386	\$1,149,151	\$1,270,229	\$1,337,860	\$1,507,476
# Component					
Site & Grounds					
110 Site Stairs: Concr – Repair/Replace	\$8,128	\$0	\$0	\$0	\$0
120 Asphalt: 1992 Original – Resurface	\$0	\$0	\$0	\$0	\$0
120 Asphalt: 2013 Addition - Resurface	\$123,719	\$0	\$0	\$0	\$0
121 Asphalt: – Repair & Seal	\$0	\$37,206	\$0	\$0	\$0
144 Fence: Chain Link – Replace	\$0	\$0	\$0	\$0	\$0
147 Garbage Enclosures - Repair/Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights – Repair/Replace	\$0	\$0	\$0	\$0	\$0
173 Trees - Trim/Remove & Replace	\$9,031	\$9,301	\$9,581	\$9,868	\$10,164
185 Stormwater Pond-Maintain/Refurbish	\$4,515	\$4,651	\$4,790	\$4,934	\$5,082
200 Community Sign - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
503 Roof: Metal - Replace	\$0	\$0	\$0	\$0	\$0
512 Skylights - Replace	\$0	\$0	\$10,922	\$0	\$0
516 Gutters & Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
522 Fiber Cement Siding-Ext Renovation	\$0	\$0	\$0	\$0	\$0
531 Concrete Masonry Units - Clear Seal	\$0	\$0	\$0	\$0	\$16,262
533 Exterior Surfaces - Prep/Paint	\$0	\$0	\$0	\$0	\$34,557
534 Sealant Joints – Replace	\$0	\$0	\$0	\$0	\$30,492
535 Windows: Metal Frame - Replace	\$0	\$0	\$0	\$0	\$0
Building Interior					
735 Foyer - Floor/Paint	\$0	\$0	\$0	\$0	\$0
736 Foyer - Refurbish	\$0	\$0	\$0	\$0	\$0
737 Worship - Carpet/Paint	\$0	\$0	\$0	\$0	\$0
738 Worship - Refurbish	\$0	\$0	\$0	\$0	\$0
740 Narthex- Floor/Paint	\$0	\$0	\$0	\$0	\$0
741 Narthex - Refurbish	\$0	\$0	\$0	\$0	\$0
744 Offices (& Work) - Floor/Paint	\$0	\$0	\$0	\$0	\$0
745 Offices (&Work) - Refurbish	\$0	\$0	\$0	\$0	\$0
747 Youth Rm - Floor/Paint	\$0	\$0	\$0	\$0	\$0
748 Youth Rm - Refurbish	\$0	\$0	\$0	\$0	\$0
751 Spirit Play - Floor/Paint	\$10,475	\$0	\$0	\$0	\$0
752 Spirit Play - Refurbish	\$0	\$0	\$0	\$0	\$0
754 Bathroom - Floor/Paint	\$0	\$0	\$0	\$0	\$0
755 Bathrooms - Fixtures, Stalls, etc	\$0	\$0	\$0	\$0	\$0
758 Hallway - Floor/Paint	\$0	\$0	\$0	\$0	\$0
760 Nursery - Floor/Paint	\$0	\$0	\$0	\$0	\$0
761 Nursery - Refurbish	\$0	\$0	\$0	\$0	\$0
764 Classroom - Floor/Paint	\$0	\$0	\$0	\$0	\$0
765 Classroom - Refurbish	\$0	\$0	\$0	\$0	\$0
766 Folding Partitions - Replace	\$0	\$0	\$0	\$0	\$0
770 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
775 Appliances - Replace	\$9,031	\$0	\$0	\$0	\$0
785 Audio/Visual Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Systems & Evaluations					
905 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
940 Heat Pumps & Air Handlers - Replace	\$0	\$0	\$71,854	\$0	\$0
942 Furnace: Gas- Repalce	\$0	\$0	\$0	\$0	\$0
950 Entry Access System - Replace	\$0	\$0	\$3,832	\$0	\$0
965 Fire Alarm Panel - Replace	\$0	\$0	\$9,581	\$0	\$0
Total Expenses	\$164,898	\$51,158	\$110,559	\$14,802	\$96,558
Ending Reserve Balance	\$982,488	\$1,097,993	\$1,159,670	\$1,323,058	\$1,410,919

Fiscal Year	2048	2049	2050	2051	2052
Starting Reserve Balance	\$1,410,919	\$1,105,240	\$1,238,803	\$1,422,030	\$1,612,221
Annual Reserve Funding	\$175,877	\$181,154	\$186,588	\$192,186	\$197,952
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$12,575	\$11,715	\$13,299	\$15,165	\$17,102
Total Income	\$1,599,372	\$1,298,109	\$1,438,689	\$1,629,380	\$1,827,274
# Component					
Site & Grounds					
110 Site Stairs: Concr – Repair/Replace	\$0	\$0	\$0	\$0	\$0
120 Asphalt: 1992 Original – Resurface	\$0	\$0	\$0	\$0	\$0
120 Asphalt: 2013 Addition - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt: – Repair & Seal	\$0	\$43,132	\$0	\$0	\$0
144 Fence: Chain Link – Replace	\$0	\$0	\$0	\$0	\$0
147 Garbage Enclosures - Repair/Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights – Repair/Replace	\$0	\$0	\$0	\$0	\$0
173 Trees - Trim/Remove & Replace	\$10,469	\$10,783	\$11,106	\$11,440	\$11,783
185 Stormwater Pond-Maintain/Refurbish	\$5,234	\$5,391	\$5,553	\$5,720	\$5,891
200 Community Sign - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
503 Roof: Metal - Replace	\$0	\$0	\$0	\$0	\$0
512 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
516 Gutters & Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
522 Fiber Cement Siding-Ext Renovation	\$0	\$0	\$0	\$0	\$0
531 Concrete Masonry Units - Clear Seal	\$0	\$0	\$0	\$0	\$0
533 Exterior Surfaces - Prep/Paint	\$0	\$0	\$0	\$0	\$0
534 Sealant Joints – Replace	\$0	\$0	\$0	\$0	\$0
535 Windows: Metal Frame - Replace	\$0	\$0	\$0	\$0	\$0
Building Interior					
735 Foyer - Floor/Paint	\$43,969	\$0	\$0	\$0	\$0
736 Foyer - Refurbish	\$0	\$0	\$0	\$0	\$0
737 Worship - Carpet/Paint	\$56,532	\$0	\$0	\$0	\$0
738 Worship - Refurbish	\$0	\$0	\$0	\$0	\$0
740 Narthex- Floor/Paint	\$34,547	\$0	\$0	\$0	\$0
741 Narthex - Refurbish	\$0	\$0	\$0	\$0	\$0
744 Offices (& Work) - Floor/Paint	\$27,219	\$0	\$0	\$0	\$0
745 Offices (&Work) - Refurbish	\$0	\$0	\$0	\$0	\$0
747 Youth Rm - Floor/Paint	\$12,144	\$0	\$0	\$0	\$0
748 Youth Rm - Refurbish	\$0	\$0	\$0	\$0	\$0
751 Spirit Play - Floor/Paint	\$0	\$0	\$0	\$0	\$0
752 Spirit Play - Refurbish	\$0	\$0	\$0	\$0	\$0
754 Bathroom - Floor/Paint	\$0	\$0	\$0	\$0	\$0
755 Bathrooms - Fixtures, Stalls, etc	\$0	\$0	\$0	\$0	\$0
758 Hallway - Floor/Paint	\$35,594	\$0	\$0	\$0	\$0
760 Nursery - Floor/Paint	\$17,169	\$0	\$0	\$0	\$0
761 Nursery - Refurbish	\$0	\$0	\$0	\$0	\$0
764 Classroom - Floor/Paint	\$41,876	\$0	\$0	\$0	\$0
765 Classroom - Refurbish	\$0	\$0	\$0	\$0	\$0
766 Folding Partitions - Replace	\$0	\$0	\$0	\$0	\$0
770 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
775 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
785 Audio/Visual Equipment - Replace	\$20,938	\$0	\$0	\$0	\$0
Systems & Evaluations					
905 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
940 Heat Pumps & Air Handlers - Replace	\$0	\$0	\$0	\$0	\$0
942 Furnace: Gas- Repalce	\$188,440	\$0	\$0	\$0	\$0
950 Entry Access System - Replace	\$0	\$0	\$0	\$0	\$0
965 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$494,132	\$59,306	\$16,660	\$17,159	\$17,674
Ending Reserve Balance	\$1,105,240	\$1,238,803	\$1,422,030	\$1,612,221	\$1,809,600

Accuracy, Limitations, and Disclosures

"The reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair or replacement of a reserve component."

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. James Talaga, company President, is a credentialed Reserve Specialist (#066). All work done by Association Reserves WA, LLC is performed under his responsible charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to: project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to, plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an property total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.



Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our research and analysis. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

- 1) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

Site & Grounds

Comp #: 100 Concrete - Maintain/Repair

Quantity: ~limited square feet

Location: The community walkways, handicap ramp.

Funded?: No. The useful life is not predictable - repair as needed through annual operating budget, not reserves.

History:

Comments: The concrete appeared in generally stable condition, with no significant deterioration at this time.

The annual repair needs are below the reserve funding threshold (1% or more of total annual expenses), and should be factored into the operating budget. In our experience, as the community ages larger repair/replacement expenses may emerge that cannot be comfortably absorbed into the operating budget. Currently, it is difficult to predict the timing, scope, and costs of larger repairs. Monitor the concrete annually and if conditions deteriorate leading to larger repair needs, funding can be included within a reserve study update.

As routine maintenance, inspect regularly and pressure wash for appearance. Repair any trip hazards (1/2" difference in height) immediately to ensure safety. Repair promptly, as needed, to prevent water penetrating into the base, which can cause further damage. Factors affecting the quality and service life of the concrete include the preparation of the underlying soil and drainage, thickness and strength of the concrete used, steel reinforcement (none likely), amount and weight of vehicle traffic, and tree roots.

Resources:

<http://www.mrsc.org/subjects/pubworks/sidew.aspx>

<http://www.concretenetwork.com/cold-weather-concrete/weather.html>

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 105 Pavers - Maintain/Replace

Quantity: limited square feet

Location: outside entry areas

Funded?: No. Useful life not predictable

History:

Comments: Concrete pavers appeared in fair to good condition. No problems were reported.

No large scale repairs/replacements are predictable at this time. Clean, repair as needed each year within annual maintenance budget.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 110 Site Stairs: Concr – Repair/Replace

Quantity: ~ 4 flights

Location: outside of building

Funded?: Yes.

History:

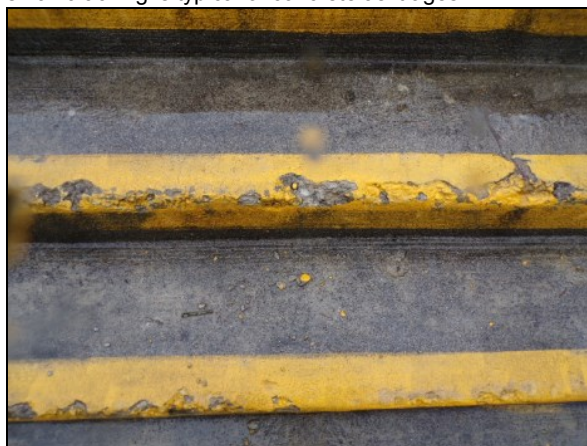
Comments: Overall the concrete stairs appeared to be in generally fair and stable condition during our limited visual review. No trip hazards were noted in the areas observed during our site visit. OUUC reported on going problems with the front entry stairs. We observed failed sealant at the stair along the Worship room- which may be adding to the storm water problems.

At this time, scope of repairs needed is not known. We have included a rotating (re-occurring) funding allowance. Actual cost will likely vary greatly based on scope of work decided upon.

As routine maintenance, inspect regularly, and perform any repairs as a general maintenance expense. Concrete is a fairly low maintenance material, however, small cracking is typical of concrete as it ages.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 3,000

Worst Case: \$ 6,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 112 Site Rails - Repair/Replace

Quantity: limited linear feet

Location:

Funded?: No. Useful life not predictable

History:

Comments: The site rails appeared in fair condition, with no areas of instability or damage noted during our limited visual review. Rails are galvanized steel which typically have a long life.

No large scale replace is predictable at this time.

Routinely inspect for stability, security, and appearance. Repair locally, as needed, with operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 120 Asphalt: 1992 Original – Resurface

Quantity: ~ 50% of 50,000 square ft

Location: The community roadways and parking areas.

Funded?: Yes.

History: ~50% new around 2013, remainder original 1992

Comments: The asphalt appeared in poor condition, with extensive alligator cracking, observed during our limited visual review. Alligator cracking is a sign that the asphalt is beyond the end of its useful life. The areas with alligator cracking typically cost twice as much to resurface since they have to be cut out, removed, & filled-in, before resurfacing/overlay can be accomplished.

The useful life below assumes regular repairs and seal coating (see component #121). The lack of repairs and seal coating can greatly decrease the asphalt's useful life. Resurfacing is typically one of the larger expense items in a reserve study. When the need to resurface is becoming apparent, consult with a geotechnical engineer for recommendations, specifications/scope of work, and project oversight.

As routine maintenance, keep surfaces clean and free of debris, ensure that drains are free flowing, repair cracks, and clean oil stains promptly. Assuming proactive maintenance, plan to resurface at roughly the time frame below.

Resources:

Pavement Surface Condition Field Rating Manual for Asphalt Pavement:

<https://www.wsdot.wa.gov/publications/manuals/fulltext/m0000/AsphaltPavements.pdf>

Washington Asphalt Pavement Association: <http://www.asphaltwa.com/>

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 80,000

Worst Case: \$ 110,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 120 Asphalt: 2013 Addition - Resurface

Quantity: ~ 50% of 50,000 square ft

Location: The community roadways and parking areas.

Funded?: Yes.

History: 2013+/-

Comments: The asphalt appeared in stable condition, with no widespread problems like cracking, excessive wear, alligator cracking, etc observed during our limited visual review.

The useful life below assumes regular repairs and seal coating (see component #121). The lack of repairs and seal coating can greatly decrease the asphalt's useful life. Resurfacing is typically one of the larger expense items in a reserve study. When the need to resurface is becoming apparent, consult with a geotechnical engineer for recommendations, specifications/scope of work, and project oversight.

As routine maintenance, keep surfaces clean and free of debris, ensure that drains are free flowing, repair cracks, and clean oil stains promptly. Assuming proactive maintenance, plan to resurface at roughly the time frame below.

Resources:

Pavement Surface Condition Field Rating Manual for Asphalt Pavement:

<https://www.wsdot.wa.gov/publications/manuals/fulltext/m0000/AsphaltPavements.pdf>

Washington Asphalt Pavement Association: <http://www.asphaltwa.com/>

Useful Life:
30 years

Remaining Life:
20 years



Best Case: \$ 62,000

Worst Case: \$ 75,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 121 Asphalt: – Repair & Seal

Quantity: ~ 50,000 square feet

Location: The community roadways and parking areas.

Funded?: Yes.

History:

Comments: The asphalt coating appeared to be in poor / non existent condition during our visual review.

The State of Washington Department of Transportation (WSDOT) recommends regular cycles of seal coating, along with needed repairs, for the long-term care of asphalt paving with low traffic and low speed to extend the useful life. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed, the asphalt oxidizes or hardens, and this causes the pavement to become increasingly brittle. As a result, the pavement will become more likely to crack, as it is unable to bend and flex when subjected to traffic (weight) and temperature changes (thermal expansion and contraction). A seal coat combats this situation by providing a waterproof membrane, which not only slows down the oxidation process, but also helps the pavement shed water. Seal coating also provides uniform appearance, and conceals the inevitable patching and repairs which accumulate over time, ultimately extending the useful life of asphalt before more costly resurfacing is needed (see component #120).

Repairing asphalt before seal coating is imperative. Surface preparation and dry weather during and following application is key to lasting performance.

Resources:

Asphalt Pavement Maintenance Best Practices Handbook: <http://www.cee.mtu.edu/~balkire/CE5403/AsphaltPaveMaint.pdf>

Asphalt Seal Coat Treatments General Overview: <https://www.wsdot.wa.gov/research/reports/fullreports/136.1.pdf>

Other: <http://www.pavementinteractive.org/article/bituminous-surface-treatments/>

Useful Life:
5 years

Remaining Life:
1 years



Best Case: \$ 15,000

Worst Case: \$ 25,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 129 Columbarium - Repair

Quantity: 1 area

Location: north of the addition

Funded?: No. Useful life not predictable

History:

Comments: Columbarium appeared in good condition. Long lasting materials so no funding suggested.

See #141 Fence: Split Rail.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 135 Gate: Metal - Repair/Replace

Quantity: 1 gate

Location: The entrance at Division St NW

Funded?: No. Useful life not predictable

History:

Comments: The metal vehicle gates appeared to be in operational condition during our site review. No damage or corrosion was observed.

Useful life not predictable, no funding suggested.

Inspect periodically, and repair locally as needed using the operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 141 Fence: Split Rail - Replace

Quantity: ~ 50 linear feet

Location: Columbarium

Funded?: No. Cost projected to be too small for reserve funding

History: +/- 2015: no cost provided

Comments: The split rail wood fence appeared in generally stable condition.

Plan to replace the fence at roughly the time frame below.

As routine maintenance, inspect regularly for any damage and repair locally, as needed, using operating funds. Avoid unnecessary contact with the ground, sprinkler patterns, and surrounding vegetation. Typically, split rail fences are left to weather naturally, but can be stained for appearance and protection.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 144 Fence: Chain Link – Replace

Quantity: ~ 600 linear feet

Location: perimeter of detention pond, assorted other small areas of fencing

Funded?: Yes.

History: +/- 2013 during parking lot expansion.

Comments: The chain link fence appeared in generally stable condition. The chain link had vinyl coating. There were no reports of previous large-scale repairs. OUUC reported fence was installed at time of parking lot expansion 2012- 2014+/-

For financial planning purposes, plan on replacing at roughly the time frame shown below. Evaluate the fence as the remaining useful life approaches zero years, and adjust the remaining useful life accordingly.

Chain link fencing is generally a low maintenance item. Inspect periodically, and repair as needed. If corrosion is observed, apply a rust inhibitor to prevent corrosion from decreasing the useful life.

Useful Life:
40 years

Remaining Life:
30 years



Best Case: \$ 12,000

Worst Case: \$ 18,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 147 Garbage Enclosures - Repair/Replace

Quantity: ~ 36 linear feet

Location: parking lot

Funded?: Yes.

History:

Comments: The six foot tall chain link, with plastic slats, garbage enclosure appeared in fair condition.

A general rotating funding allowance is factored below for repairs/replacement. Track history and actual expenses, and adjust accordingly in reserve study updates.

These garbage enclosures are subject to abuse. It is reasonable to expect repairs at relatively small intervals due to misuse, although it is difficult to predict the precise scope and timing of such repairs. We suggest at the next replacement to consider a more durable enclosure material such as steel posts and rails. By utilizing such materials, the enclosure can better withstand regular abuse, reduce repair costs, and increase its useful life. A less expensive option is to install concrete wheel stops (typically used at the front of parking spaces) to prevent the container or vehicles from impacting the enclosure.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 148 Out Building - Repair

Quantity: 1 building

Location: parking lot

Funded?: No. includes as part of other components: roof, gutter, masonry, ext painting etc..

History:

Comments: Out Building appeared in fair condition.

No separate reserve funding suggested. Include as par of other components #503 Metal Roof, #516 Gutters & Downspouts, 529 & 531 Concrete masonry units, #533, Exterior Surfaces - Paint.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 156 Rockeries - Maintain/Repair

Quantity: limited linear feet

Location:

Funded?: No. The useful life is not predictable.

History:

Comments: Analysis of a rockery wall beyond visual observation is not within the scope of a reserve study. No information regarding its construction was available to us, which could include how it was installed, if drainage (critical) was provided, and if the drainage is still fully functioning.

At this time, no large-scale repairs or replacements are predictable. Funding can be added to future reserve studies if conditions dictate.

Inspect regularly, including drainage, and repair as needed. If movement or other problems are suspected, consult with an engineer (geo-technical) for evaluation and repair recommendations.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 157 Retaining Wall - Maintain/Repair

Quantity:

Location:

Funded?: No. The useful life is not predictable.

History:

Comments: Our limited observation revealed no obvious signs of the concrete wall being extremely out of plumb, or having large-scale cracking and/or spalling. Analysis of a retaining wall is beyond the scope of a reserve study. If problems, including shifting, leaning, or cracking are observed or suspected, consult with an engineer (structural, civil, and/or geo-technical) for an evaluation and repair recommendations. There were no reported problems at this time.

At this time, no large-scale repairs or replacements are predictable. Funding can be added to future reserve studies if conditions dictate.

No information was provided to us concerning how the retaining wall was designed or constructed. Observation of drainage was not possible. Proper drainage on the uphill side prevents a backlog of water (water, if present, can add substantial weight and pressure to the wall). A backlog of water, if left unchecked, could damage or break the wall. The interior of drainage lines (or pipes) can be viewed by video using a remote miniature camera. Clean out the drain lines as often as needed to prevent decreased drainage. See component #182 Drainage & Stormwater for additional information. Utilize a mobile evacuator service if needed. Inspect regularly and repair, as needed, using operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 160 Pole Lights – Repair/Replace

Quantity: ~ 13 lights

Location: parking lot area

Funded?: Yes.

History: 2013 , and 1992

Comments: The pole lights appeared in fair condition with no obvious damage or other problems noted. The lights were observed during daylight hours and are assumed to be in functional operating condition. We have used an average install year of 2003 for financial planning purposes.

Our recommendation is to plan for a large-scale replacement at roughly the time frame below, for both cost efficiency and consistent quality/appearance throughout the association. There are a variety of materials and styles available and a general mid-range funding allowance is projected below. Cost can vary significantly depending on the quality of the light pole chosen.

As routine maintenance, inspect, repair, and change bulbs as needed. Where possible, take precautions to limit damage from landscaping equipment.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 13,000

Worst Case: \$ 26,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 170 Landscape - Maintain/Refurbish

Quantity: Turf, shrubs, etc.

Location: Throughout the community.

Funded?: No. better suited to operational funding

History:

Comments: The landscape is in generally healthy condition.

Landscape maintenance is currently funded through the operating budget. As associations age, many find the need or desire for large-scale refurbishment projects not covered within the maintenance contract, and they allocate funds within reserves. These types of projects can include bed renovations, major replanting, large-scale bark or mulch replacements, turf renovations, drainage improvements, irrigation system extensions/replacement, etc.

Walk the landscaped areas each year with the community's landscape contractor, and perhaps a landscape architect, to assess the overall health, function, and future needs of maintenance and refurbish to determine how much, if any, supplemental reserve funding should be planned.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 173 Trees - Trim/Remove & Replace

Quantity: Common area trees

Location: Throughout the community.

Funded?: Yes.

History:

Comments: There were no specific problems observed or reported at this time. The community trees are generally mature. OUUC requested the funding and timing.

This component may be utilized for larger tree removal/trimming projects. If OUUC has not already done so, consult with a qualified arborist to assess the current plantings and to prepare a long term plan for the care and management of the community's trees, balancing aesthetics with the protection of physical assets. Tree roots can be damaging to walkways, irrigation, underground utilities, and building structures. Track actual expenses, and adjust accordingly in reserve study updates.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Lower allowance

Higher Allowance

Cost Source: OUUC requested this funding.

Comp #: 182 Stormwater System - Maintain

Quantity: Catchbasins, drains, etc.

Location: Throughout the community.

Funded?: No. The useful life is not predictable.

History:

Comments: OUUC reports some prior problems with storm drainage system. OUUC has the original Civil Engineer drawings which may be useful if large scale repairs are needed.

An analysis of the drainage system is beyond the scope of a reserve study, as the vast majority of the drainage system is located below ground. Our observations were very limited to catch basin areas. OUUC reported some prior/ongoing problems. We did observed failed sealant the the junction between the exterior stair and the exterior wall of the worship room. We recommend you have that replaced asap. For your information: OUUC has the original civil engineering plans.

There is no predictable large-scale repair/replacement at this time. Local repairs should be performed as part of general maintenance. If problems become known from a professional evaluation, funding can be included in future reserve studies.

As routine maintenance, inspect regularly, and keep drains/grates free of debris to ensure water drains as intended. Maintenance schedules on storm water systems depend on the condition of the system itself, and the amount of sediment and debris moving around on site. Storm water inspections usually consist of inspecting the catch basins and manholes, and ensuring vaults and control structures are properly functioning. Evaluation of the drainage system can include the visual review of the interior drain lines with the use of a miniature remote camera. Clean out the drain lines and basins as often as needed in order to prevent decreased drainage capacity. Repair as needed. The responsibility of keeping the stormwater system in good working order falls on the association.

Resource:

Washington State Stormwater Manuals: <http://mrsc.org/Home/Explore-Topics/Environment/Water-Topics/Storm-and-Surface-Water-Management/Stormwater-Detention-Facility-Maintenance.aspx>

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 185 Stormwater Pond-Maintain/Refurbish

Quantity: 1 pond

Location:

Funded?: Yes.

History: installed 2013

Comments: The storm water pond appeared in generally fair condition during our limited visual review with no excess vegetation. OUUC requested the funding and timing below.

The state Department of Ecology and local (i.e. county or city) storm water resources have standards for maintaining, and constructing or reconstructing the pond(s) to the engineer's design parameters. Sediment must be removed when the governing authority has determined a maximum reduction in pond volume. The pond may also be tested for any contaminants, and acceptable turbidity level. Timing is difficult to predict, but in our experience and research, it may be in the 15-year range. Regular maintenance and inspection are keys to extending the useful life. Have the pond periodically assessed by a professional engineer, in addition to the overseeing governmental authority.

Costs for large-scale non-routine maintenance such as sediment removal and structural repairs can vary widely depending upon a number of factors, including but not limited to contractor selection and mobilization fees, engineering and oversight, disposal options for excavated material per pond testing, liner type, etc. A general budget allowance range is provided below - work with the governing authority and local contractor(s) to better define.

Resource:

Washington State Stormwater Manuals: <http://mrsc.org/Home/Explore-Topics/Environment/Water-Topics/Storm-and-Surface-Water-Management/Stormwater-Detention-Facility-Maintenance.aspx>

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Lower allowance

Higher allowance

Cost Source: OUUC requested the life & funding

Comp #: 200 Community Sign - Repair/Replace

Quantity: 2 signs

Location: The community entrances.

Funded?: Yes.

History: 2015 assumed

Comments: The community sign appeared in fair condition. Metal lighted sign by Stewart Signs (dated 11-11-14)

Reserve funding is recommended for regular intervals of replacement to maintain a consistent and quality appearance.

Inspect periodically, repair, clean, and touch up for appearance, as needed, using operating funds.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: \$ 5,000

Worst Case: \$ 10,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 340 Play Equipment - Repair/Replace

Quantity: Few small pieces

Location: play yard

Funded?: No. Cost projected to be too small for funding

History:

Comments: The play equipment was observed in stable condition with no significant damage or unusual wear.

Replacement cycles vary depending on the amount of use/abuse. With small amount of play equipment the cost are projected to be too small for funding. Inspect for stability, damage and excessive wear, and utilize operating funds for any repairs needed.

Note: Code and/or insurance regulations may necessitate "commercial grade" equipment.

Resources:

Public Playground Safety Handbook: <https://www.cpsc.gov/s3fs-public/325.pdf>

Public Playground Safety Checklist: <https://www.cpsc.gov/safety-education/safety-guides/playgrounds/public-playground-safety-checklist>

Outdoor Home Playground Safety Checklist: <https://www.cpsc.gov/s3fs-public/324.pdf>

WAC 110-305-4950 Playground Equipment: <https://apps.leg.wa.gov/WAC/default.aspx?cite=110-305-4950>

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 341 Play Chips - Replenish

Quantity: ~ limited Cubic Yards

Location: Within play area

Funded?: No. Handle as part of operation budget

History:

Comments: The play chips were noted in fair condition. General weathering and compression were noted.

Periodic replenishment is warranted for safety purposes. The National Safety Counsel and the Consumer Product Safety Commission both recommend a minimum depth of 12 inches. Replenishment becomes necessary due to chip loss, compression, and exposure to the elements. Handle as part of operation budget

As routine maintenance inspect regularly, agitate to reduce compression, and replenish low areas to maintain adequate coverage.

Resources:

<https://www.nsc.org/community-safety/safety-topics/child-safety/playground-safety>

<https://www.cpsc.gov/safety-education/safety-guides/playgrounds/public-playground-safety-checklist>

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Building Exteriors

Comp #: 503 Roof: Metal - Replace

Quantity: ~13,000 square feet

Location: roof of building

Funded?: Yes.

History:

Comments: The standing seam metal roof was observed in fair condition from ground level during our limited visual review. A reserve study conducts a limited visual review for budget purposes, and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system, including attic inspection (if any).

As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall before the rainy season, and again in the spring), and after large storm events. Promptly replace any damaged/missing sections and complete any other repairs needed to ensure the waterproof integrity of the roof. Keep the roof surface, gutters, and downspouts clear and free of moss and/or debris.

At the time of re-roofing, we recommend that you hire a professional consultant to evaluate the existing roof, specify the new roof materials/design, and provide installation oversight. We recommend that all associations hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including the roof, walls, windows, decks, exterior painting, and caulking/sealant.

Resources:

National Roofing Contractors Association (NRCA): <http://www.nrca.net/>

Basics of Roof Maintenance: <https://www.buildings.com/article-details/articleid/4937/title/the-basics-of-roof-maintenance>

Useful Life:
30 years

Remaining Life:
13 years



Best Case: \$ 115,000

Worst Case: \$ 165,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 512 Skylights - Replace

Quantity: ~ 6 skylights fixtures

Location: The building rooftop.

Funded?: Yes.

History: 2005 assumed rpealced. 1992 original

Comments: Observation of the skylights revealed curb mounted skylights with visible portions of flashing. No current water leaks or other problems were reported by the association.

We typically try and align the skylight's useful life with roofing for waterproofing integration and cost efficiency.

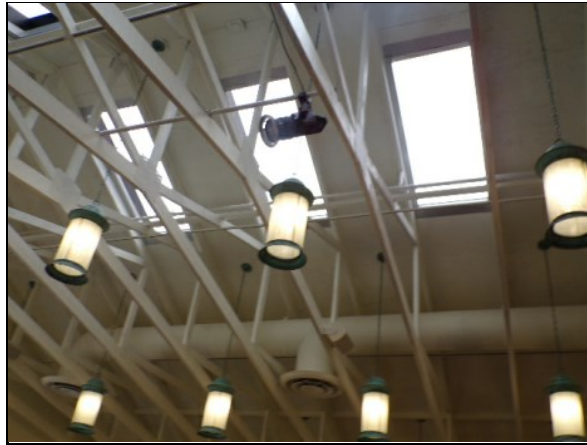
Inspect the skylights as part of the ongoing roof inspections, and repair as needed to maintain the waterproof integrity. Review the skylight conditions with a consultant or roof contractor while evaluating the roofing project.

Resource:

<https://www.veluxusa.com/help/installation-help/service-and-maintenance>

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 4,200

Worst Case: \$ 7,200

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 516 Gutters & Downspouts - Replace

Quantity: ~ 620 linear feet

Location: Perimeter of building

Funded?: Yes.

History:

Comments: Based on our limited visual review, the metal gutters and downspouts appeared in functional condition. Some overflowing eater was observed, during a hard rain, which can likely be attributed to leaves in the gutters. Clean as often as needed to allow proper drainage.

We recommend planning for a total replacement of the gutters and downspouts at the same intervals as the roof replacement for cost efficiency. Evaluate these components at the time of the project to determine if replacement or re-use is the better value.

As routine maintenance, inspect regularly, and keep gutters and downspouts free of debris.

Useful Life:
25 years

Remaining Life:
13 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 522 Fiber Cement Siding-Ext Renovation

Quantity: ~ 4,200 square feet

Location: The exterior walls, underlying waterproofing components, and structural components.

Funded?: Yes.

History: 2005 addition

Comments: The siding is fiber cement (horizontal clapboard with board and batten at the gable ends), and the surface is painted (see component #533 for exterior painting). The actual siding manufacturer was not confirmed. No view of the critical underlying waterproofing was available as part of our limited visual review.

Replacement may ultimately be needed due to the failure of the underlying waterproofing components degrading over the decades, and/or the end of the useful life of the siding materials from general aging. Many factors influence the useful life, including exposure to (or protection from) wind driven rain, and the quality of the waterproofing and flashing beneath the siding. Evaluate the siding and the critical underlying waterproofing (typically building paper or house-wrap) more frequently as the remaining useful life approaches zero years. Adjust the remaining useful life as dictated by the evaluation. When practical, align siding replacement with window replacement for cost efficiencies and building envelope integrity. Inspect annually and repair locally, as needed, using general operating maintenance funds.

The leading manufacture of fiber-cement siding (James Hardie Siding) currently provides either a 30-year non-prorated or 50-year prorated limited warranty on their products. A local James Hardie representative suggests planning for ~50-year total service life of siding.

Note: Rehabilitative construction projects with associated costs are equal to or greater than 5% of the assessed value of the units must comply with the requirements of RCW 64.55 <http://app.leg.wa.gov/rcw/default.aspx?cite=64.55>. These requirements include building enclosure design documents with waterproofing details by an architect or engineer, and independent oversight during construction to verify compliance with those details.

Project costs can vary depending upon materials chosen and the condition of the underlying structural framing when exposed. We recommend the Board conduct research well in advance in order to define the scope, timing, and costs; including a plan for some margin of contingency.

Useful Life:
50 years

Remaining Life:
32 years



Best Case: \$ 70,000

Worst Case: \$ 110,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 529 Concrete Masonry Units – Repoint

Quantity: ~ 2,000 square feet

Location: The exterior building walls.

Funded?: No. The useful life is not predictable.

History:

Comments: The concrete masonry units (CMU) appeared in good to fair condition. No cracked mortar was observed during our limited visual review. The CMU nominal size was 8 x 8 x 16 (inches). No view of the critical underlying waterproofing was available as part of our limited visual review.

CMU is typically a relatively low maintenance material. If properly installed, mortar between the CMU can require repointing after approximately 50 years of life. Repointing involves grinding out small sections of existing mortar, installing new mortar, and continuing on until all the mortar has been replaced. If moisture penetration is a concern/problem, a sealer (clear) can be applied to limit the amount of water that is absorbed by the CMU and mortar. See component #531. We highly recommend you discuss the clear sealer with a masonry professional as there are varying thoughts about its use.

A reserve study's limited visual review does not provide an adequate evaluation of the masonry as a basis for the timing and costs of CMU repairs. Although an investigation of CMU and mortar is prudent, we recommend having a masonry specialist thoroughly inspect and evaluate all the CMU and mortar. Their recommendations (timing and costs) can be used as the basis for any reserve funding.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 531 Concrete Masonry Units - Clear Seal

Quantity: ~ 2,000 square feet

Location: The c.m.u. exterior building walls.

Funded?: Yes.

History:

Comments: Water-repellent coatings (siloxane clear sealers) are often applied in an attempt to prevent, reduce, or eliminate water penetration through masonry. We highly recommend you discuss this with your mason.

As previously noted (#529) , water repellents cannot prevent water from penetrating cracks wider than 0.02 in. (0.5 mm). Therefore, the source of water penetration should be determined and necessary repairs completed prior to the application of a water-repellent coating. Exterior walls should be inspected to determine the condition of caps and copings, flashing, weeps, sealant joints, mortar joints, brick units, and general execution of details.

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 6,000

Worst Case: \$ 10,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 533 Exterior Surfaces - Prep/Paint

Quantity: ~ 4,200 square feet

Location: exterior walls.

Funded?: Yes.

History: 2005: addition

Comments: The painted surfaces of the siding and trim appeared in fair condition with no peeling, blistering, some fading assumed.

Typical Northwest paint cycles vary greatly depending upon many factors including the type of material painted, surface preparation, quality of the primer/paint/stain, application methods, weather conditions during the application process, moisture beneath the surface, and exposure to weather conditions. Repair areas, as needed, prior to painting/caulking. As routine maintenance, inspect regularly (including sealants), repair locally, and touch-up paint, as needed, using operating funds.

Proper sealant/caulking is critical to keeping water out of the walls, and preventing water damage. Incorrect installation of sealants is very common, and can greatly decrease its useful life. Inspect sealants (more frequently as they age) to determine if failing is occurring. Typical sealant problems include failure of the sealant to adhere to adjacent materials, and tearing/splitting of the sealant itself. As sealants age, and due to exposure to ultraviolet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace all sealants at the time sealant failure begins to appear. Proper cleaning, prep work, and installation technique (shape, size, tooling of joint) are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding (e.g. at head flashings).

Resources:

American Coatings Association: <http://www.paint.org/>

Master Paint Institute: <http://www.paintinfo.com/>

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 13,000

Worst Case: \$ 21,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 534 Sealant Joints – Replace

Quantity: ~ 1,200 linear feet

Location: perimeter of windows and doors.

Funded?: Yes.

History: small repair project: South sanctuary windows, no large scale project reported.

Comments: Failed sealant joints were observed of the few joints sampled during our limited visual review. The sealant material (silicone is common or urethane is a possibility) was not determined during our limited visual review.

The sealant life will vary greatly based on the quality of the installation and the type of sealant (silicone or polyurethane) used. Inspect sealants annually as part of the building envelope inspections (component #995) to better determine when to replace the sealant, and adjust remaining useful life accordingly.

Proper sealant/caulking is critical to keeping water out of the walls and preventing water damage. Incorrect installation of sealant is common, and can greatly decrease its useful life. Inspect sealant joints more frequently as it ages to determine if it is failing. Typical sealant failures include the lack of adherence to adjacent materials, tearing/splitting of the sealant itself, and a loss of elastic ability. Failure can be caused by improper installation, exposure to ultraviolet light, or general aging. Remove and replace all sealant joints as signs of failure begin to appear. Align sealant replacement with exterior painting or the window replacement project for cost efficiency. If washing of the building is performed, we recommend having the sealant inspection combined as part of the washing project, regardless of the minimal cost increase.

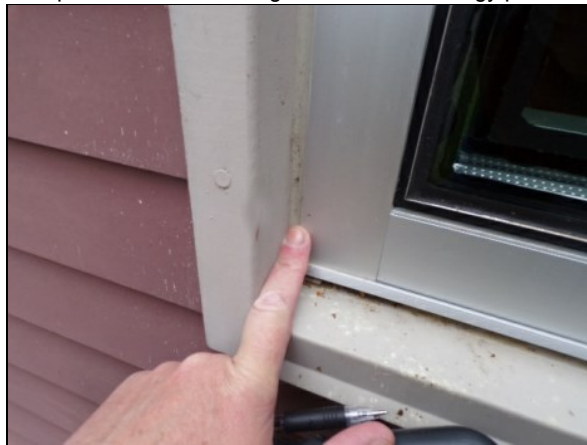
For a sealant project, we recommend that you hire a professional consultant such as an architect, engineer, or building envelope consultant to evaluate, design, specify, help bid the project, select the best bidder, and observe the work to increase the likelihood of proper installation. We recommend that all associations seek advice from a qualified consultant whenever they are considering having work performed on any building envelope components (roof, walls, windows, decks, exterior painting and caulking/sealant).

Resource:

Architect Magazine Joint Sealants: https://www.architectmagazine.com/technology/products/joint-sealants_o

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 12,000

Worst Case: \$ 18,000

Lower Allowance

Higher Allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 535 Windows: Metal Frame - Replace

Quantity: ~ 44 windows

Location: exterior walls.

Funded?: Yes.

History: 2005 addition. 1992 original

Comments: The windows are mostly horizontal sliders and fixed operation. Head flashing was observed. The jambs and sills had sealant joints between the window frame and cladding. The weep holes at exterior lower corners were observed to be clear in the few windows sampled for our study. No observation of the critical underlying waterproofing details and flashing was part of our limited visual review. The underlying details and flashing are critical to maintaining the waterproofing of the building envelope and preventing structural damage as a result of water infiltration. A reserve study is a budget model, limited to visual exterior observation and research. It is outside the scope of our services, and the purpose of a reserve study, to assess the adequacy of the building envelope performance, as many of the key details are hidden from view. Periodic reviews by an architect, building envelope professional, etc. are prudent.

Many factors affect the useful life, including the quality of window (design pressure rating), waterproofing and flashing details, building movement, and exposure to the elements, including wind driven rain. Those same variables, along with glazing and frame materials, can also greatly affect the appropriate choice and replacement costs. You can learn more about window design here: <http://rci-online.org/wp-content/uploads/2010-04-hinjosa.pdf>

Inspect regularly, including sealant, if any, and repair as needed. Typical sealant failures include a lack of adhesion to adjacent materials, tearing/splitting of the sealant itself, and loss of elastic ability. Loss of elastic ability can be caused by exposure to ultraviolet light, and general aging. Remove and replace all sealants as signs of failure begin to appear. Proper cleaning, prep work, and installation of specified joint design are critical for lasting performance. Keep weep holes free and clear to allow proper drainage of water that gets into the window frame. Do not block (caulk or seal) the gap at the top of head flashing, as this allows water that gets behind the siding to drain out.

We recommend the board conduct research well in advance of this project to help better define timing and costs (scope of work, material specifications, etc.). Further, we recommend that you hire a professional consultant (architect, engineer, building envelope consultant) to evaluate the existing windows, design and specify new installation requirements, assist with the bid process, and observe the construction to increase the likelihood of proper installation. We recommend all associations hire qualified consultants whenever they are considering having work performed on any high-risk building envelope components (roof, walls, windows, decks, exterior painting and caulking/sealant).

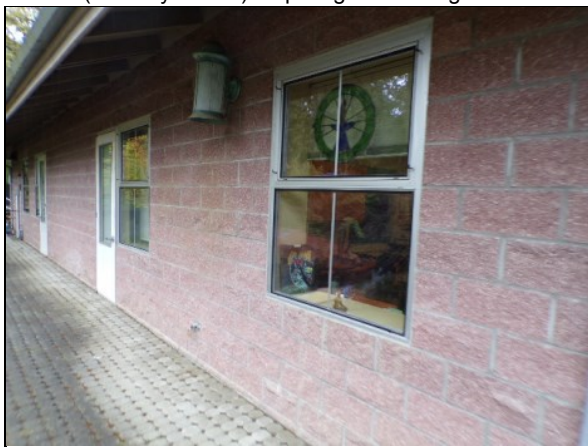
Note: Costs below factor for professional architectural details, specifications, and installation oversight. Any needed repair of the underlying structural framing can add significantly to the project cost. No observation of the critical underlying waterproofing details and flashing was part of our limited visual review.

Resource:

Fenestration & Glazing Industry Alliance (formerly AAMA): <https://fgiaonline.org/>

Useful Life:
50 years

Remaining Life:
32 years



Best Case: \$ 90,000

Worst Case: \$ 130,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 540 Doors: Exterior - Replace

Quantity: ~ 12 doors

Location: exterior walls.

Funded?: No. The useful life is not predictable.

History:

Comments: The exterior doors are metal with metal frames. They appeared in stable condition. No widespread problems were observed or reported.

There is no predictable large-scale repair or replacement of doors.

Door painting is included as part of component #533. Inspect periodically, and repair as needed to maintain appearance, security, and operation with operating funds. Touch up paint, as needed, between painting cycles.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 560 Lights: Exterior - Repair/Replace

Quantity: ~limited fixtures

Location: Mounted to the building exteriors.

Funded?: No. Useful life not predictable

History:

Comments: The exterior lights appeared in fair condition with no significant damage or deterioration during our visual observation. The lights were observed during daylight hours, and are assumed to be in functional operating condition.

With limited number of fixture no large scale replacement is factored below. Replace as needed individually.

As routine maintenance, inspect, and repair/change bulbs, as needed.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Building Interior

Comp #: 716 Doors: Interior - Repair/Replace

Quantity:

Location: interior walls

Funded?: No. The useful life is not predictable.

History:

Comments: The interior doors appeared in generally stable condition during our review.

Inspect periodically, and repair hardware/door with operating funds, as needed, to maintain function and security. Clean and paint, if desired, with other interior building surfaces.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 720 Lights: Interior - Repair/Replace

Quantity: Numerous fixtures

Location: Wall and ceiling mounted.

Funded?: No. Annual costs best handled with operating funds.

History:

Comments: The interior lights were an assortment of ambient lights, exit lights, and emergency lighting. The lights generally appear to be in fair and functional condition.

With ordinary care and maintenance, there is no predictable expectation to replace all fixtures simultaneously. Light replacement can be included as part of 'refurbish' projects.

As routine maintenance, inspect, and repair/change bulbs as needed. Evaluate the community's needs each year, and replace individual fixtures as needed using operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 735 Foyer - Floor/Paint

Quantity: ~ 600sf flr, 500 sf paint

Location: entry by Worship/Narthex

Funded?: Yes.

History:

Comments: Flooring and painted surfaces appeared in fair condition.

Actual replacement costs can vary greatly based upon the floor material chosen. A wide variety of types and quality are available - a funding allowance is factored below for financial planning purposes.

As part of an ongoing maintenance program, clean/vacuum regular. Replacement is best timed just after repainting for cost efficiency, and to maintain a quality appearance.

Regular cycles of professional painting are recommended to maintain a pleasant appearance, and are best timed prior to any flooring replacement. Keep touch-up paint on site for in between cycle paint projects.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 18,000

Worst Case: \$ 24,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 736 Foyer - Refurbish

Quantity: ~ 600 square feet

Location: entry by Worship/Narthex

Funded?: Yes.

History:

Comments: Decent condition and appearance of assorted furniture and décor observed.

This component suggests setting aside funding for periodic aesthetic refurbishing. Scope is not defined but may include: furnishings, furniture, artwork, lighting, window coverings, acoustical ceiling tile (a.c.t.) décor, etc. at regular intervals.

A funding allowance is used below for financial planning purposes, however, costs can vary widely depending upon the scope and the desires of residents.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 2,000

Worst Case: \$ 4,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 737 Worship - Carpet/Paint

Quantity: ~1,750sf + 3,500 paint

Location: worship

Funded?: Yes.

History:

Comments: Carpeting and painted surfaces appeared in fair condition.

Actual replacement costs can vary greatly based upon the carpet and pad material chosen. A wide variety of types and quality are available - a funding allowance is factored below for financial planning purposes.

As part of an ongoing maintenance program, clean/vacuum regular. Replacement is best timed just after repainting for cost efficiency, and to maintain a quality appearance.

Regular cycles of professional painting are recommended to maintain a pleasant appearance, and are best timed prior to any flooring replacement. Keep touch-up paint on site for in between cycle paint projects.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 23,000

Worst Case: \$ 31,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 738 Worship - Refurbish

Quantity: ~ 1,750 square feet

Location: worship

Funded?: Yes.

History:

Comments: Decent condition and appearance of assorted furniture and décor observed.

This component suggests setting aside funding for periodic aesthetic refurbishing. Scope is not defined but may include: furnishings, furniture, artwork, lighting, window coverings, acoustical ceiling tile (a.c.t.) décor, etc. at regular intervals.

A funding allowance is used below for financial planning purposes, however, costs can vary widely depending upon the scope and the desires of residents.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 30,000

Worst Case: \$ 50,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 740 Narthex- Floor/Paint

Quantity: ~ 1,000 + 2,300 paint

Location: off foyer

Funded?: Yes.

History:

Comments: Flooring and painted surfaces appeared in fair condition.

Actual replacement costs can vary greatly based upon the floor material chosen. A wide variety of types and quality are available - a funding allowance is factored below for financial planning purposes.

As part of an ongoing maintenance program, clean/vacuum regular. Replacement is best timed just after repainting for cost efficiency, and to maintain a quality appearance.

Regular cycles of professional painting are recommended to maintain a pleasant appearance, and are best timed prior to any flooring replacement. Keep touch-up paint on site for in between cycle paint projects.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 14,000

Worst Case: \$ 19,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 741 Narthex - Refurbish

Quantity: ~ 1,000 square feet

Location: off foyer

Funded?: Yes.

History:

Comments: Narthex appeared in decent condition and appearance of assorted furniture and décor observed.

This component suggests setting aside funding for periodic aesthetic refurbishing. Scope is not defined but may include: furnishings, furniture, artwork, lighting, window coverings, décor, etc. at regular intervals.

A funding allowance is used below for financial planning purposes, however, costs can vary widely depending upon the scope and the desires of residents.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 2,000

Worst Case: \$ 4,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 744 Offices (& Work) - Floor/Paint

Quantity: ~800 sf flr 1800 sf paint

Location: offices and work room

Funded?: Yes.

History:

Comments: Flooring and painted surfaces appeared in fair condition.

Actual replacement costs can vary greatly based upon the floor material chosen. A wide variety of types and quality are available - a funding allowance is factored below for financial planning purposes.

As part of an ongoing maintenance program, clean/vacuum regular. Replacement is best timed just after repainting for cost efficiency, and to maintain a quality appearance.

Regular cycles of professional painting are recommended to maintain a pleasant appearance, and are best timed prior to any flooring replacement. Keep touch-up paint on site for in between cycle paint projects.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 11,000

Worst Case: \$ 15,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 745 Offices (&Work) - Refurbish

Quantity: ~800 square feet

Location: 3 offices and work room

Funded?: Yes.

History:

Comments: Offices appeared in decent condition with an assorted furniture and décor observed.

This component suggests setting aside funding for periodic aesthetic refurbishing. Scope is not defined but may include: furnishings, furniture, artwork, lighting, window coverings, acoustical ceiling tile (a.c.t.) décor, etc. at regular intervals.

A funding allowance is used below for financial planning purposes, however, costs can vary widely depending upon the scope and the desires of residents.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 747 Youth Rm - Floor/Paint

Quantity: 400 sf flr, 640 sf paint

Location:

Funded?: Yes.

History:

Comments: Youth room flooring and painted surfaces appeared in fair condition.

Actual replacement costs can vary greatly based upon the floor material chosen. A wide variety of types and quality are available - a funding allowance is factored below for financial planning purposes.

As part of an ongoing maintenance program, clean/vacuum regular. Replacement is best timed just after repainting for cost efficiency, and to maintain a quality appearance.

Regular cycles of professional painting are recommended to maintain a pleasant appearance, and are best timed prior to any flooring replacement. Keep touch-up paint on site for in between cycle paint projects.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 4,800

Worst Case: \$ 6,800

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 748 Youth Rm - Refurbish

Quantity: ~ 400 square feet

Location:

Funded?: Yes.

History:

Comments: Youth room appeared in decent condition with assorted furniture and décor observed.

This component suggests setting aside funding for periodic aesthetic refurbishing. Scope is not defined but may include: furnishings, furniture, artwork, lighting, window coverings, acoustical ceiling tile (a.c.t.) décor, etc. at regular intervals.

A funding allowance is used below for financial planning purposes, however, costs can vary widely depending upon the scope and the desires of residents.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 4,000

Worst Case: \$ 8,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 751 Spirit Play - Floor/Paint

Quantity: 400 sf flr, 650sf Paint

Location:

Funded?: Yes.

History:

Comments: No access was provided into the Spirit Room.

Actual replacement costs can vary greatly based upon the floor material chosen. A wide variety of types and quality are available - a funding allowance is factored below for financial planning purposes.

As part of an ongoing maintenance program, clean/vacuum regular. Replacement is best timed just after repainting for cost efficiency, and to maintain a quality appearance.

Regular cycles of professional painting are recommended to maintain a pleasant appearance, and are best timed prior to any flooring replacement. Keep touch-up paint on site for in between cycle paint projects.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 4,800

Worst Case: \$ 6,800

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 752 Spirit Play - Refurbish

Quantity: ~ 400 square feet

Location:

Funded?: Yes.

History:

Comments: Decent condition and appearance of assorted furniture and décor observed.

This component suggests setting aside funding for periodic aesthetic refurbishing. Scope is not defined but may include: furnishings, furniture, artwork, lighting, window coverings, acoustical ceiling tile (a.c.t.) décor, etc. at regular intervals.

A funding allowance is used below for financial planning purposes, however, costs can vary widely depending upon the scope and the desires of residents.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 4,000

Worst Case: \$ 8,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 754 Bathroom - Floor/Paint

Quantity: ~5 bathrooms

Location: throughout building 2 at classroom, 3 by offices

Funded?: Yes.

History:

Comments: Bathroom's flooring and painted surfaces appeared in fair condition.

Actual replacement costs can vary greatly based upon the floor material chosen. A wide variety of types and quality are available - a funding allowance is factored below for financial planning purposes.

As part of an ongoing maintenance program, clean/vacuum regular. Replacement is best timed just after repainting for cost efficiency, and to maintain a quality appearance.

Regular cycles of professional painting are recommended to maintain a pleasant appearance, and are best timed prior to any flooring replacement. Keep touch-up paint on site for in between cycle paint projects.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 6,000

Worst Case: \$ 7,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 755 Bathrooms - Fixtures, Stalls, etc

Quantity: ~ 5 bathrooms

Location: throughout building 2 at classroom, 3 by offices

Funded?: Yes.

History:

Comments: The bathrooms appeared in fair and functional condition.

Clean and maintain as needed to extend the useful life. Simple, durable materials typically have an extended useful life, however, many communities choose to refurbish restrooms periodically for aesthetic updating and/or function.

Scope may include cabinets (reface or replace), sinks, faucets, counter tops, lighting, mirrors, wainscot, ventilation, partitions, toilet accessories, etc.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 15,000

Worst Case: \$ 20,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 758 Hallway - Floor/Paint

Quantity: 1300 sf flr,1400 sf paint

Location: re entry and hallways.

Funded?: Yes.

History:

Comments: About half of the hallway walls are concrete masonry unit walls (formerly exterior walls before the addition in 2005) Flooring and painted surfaces appeared in fair condition.

Actual replacement costs can vary greatly based upon the floor material chosen. A wide variety of types and quality are available - a funding allowance is factored below for financial planning purposes.

As part of an ongoing maintenance program, clean/vacuum regular. Replacement is best timed just after repainting for cost efficiency, and to maintain a quality appearance.

Regular cycles of professional painting are recommended to maintain a pleasant appearance, and are best timed prior to any flooring replacement. Keep touch-up paint on site for in between cycle paint projects.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 14,000

Worst Case: \$ 20,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 760 Nursery - Floor/Paint

Quantity: ~600 sf flr, 800 sf paint

Location:

Funded?: Yes.

History:

Comments: Nursery flooring and painted surfaces appeared in fair condition.

Actual replacement costs can vary greatly based upon the floor material chosen. A wide variety of types and quality are available - a funding allowance is factored below for financial planning purposes.

As part of an ongoing maintenance program, clean/vacuum regular. Replacement is best timed just after repainting for cost efficiency, and to maintain a quality appearance.

Regular cycles of professional painting are recommended to maintain a pleasant appearance, and are best timed prior to any flooring replacement. Keep touch-up paint on site for in between cycle paint projects.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 6,800

Worst Case: \$ 9,600

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 761 Nursery - Refurbish

Quantity: ~ 600 square feet

Location:

Funded?: Yes.

History:

Comments: Nursery appeared in decent condition with an assorted furniture and décor observed.

This component suggests setting aside funding for periodic aesthetic refurbishing. Scope is not defined but may include: furnishings, furniture, artwork, lighting, window coverings, acoustical ceiling tile (a.c.t.) décor, etc. at regular intervals.

A funding allowance is used below for financial planning purposes, however, costs can vary widely depending upon the scope and the desires of residents.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 6,000

Worst Case: \$ 10,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 764 Classroom - Floor/Paint

Quantity: 1600 sf flr, 1400sf paint

Location:

Funded?: Yes.

History:

Comments: Classroom flooring and painted surfaces appeared in fair condition.

Actual replacement costs can vary greatly based upon the floor material chosen. A wide variety of types and quality are available - a funding allowance is factored below for financial planning purposes.

As part of an ongoing maintenance program, clean/vacuum regular. Replacement is best timed just after repainting for cost efficiency, and to maintain a quality appearance.

Regular cycles of professional painting are recommended to maintain a pleasant appearance, and are best timed prior to any flooring replacement. Keep touch-up paint on site for in between cycle paint projects.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 16,000

Worst Case: \$ 24,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 765 Classroom - Refurbish

Quantity: ~ 1,600 square feet

Location:

Funded?: Yes. Useful life not predictable

History:

Comments: Classroom appeared in fair condition with assorted furniture and décor observed.

This component suggests setting aside funding for periodic aesthetic refurbishing. Scope is not defined but may include: furnishings, furniture, artwork, lighting, window coverings, acoustical ceiling tile (a.c.t.) décor, etc. at regular intervals.

A funding allowance is used below for financial planning purposes, however, costs can vary widely depending upon the scope and the desires of residents.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 12,000

Worst Case: \$ 24,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 766 Folding Partitions - Replace

Quantity: 2 partions (~ 560 sqft)

Location: classrooms

Funded?: Yes.

History:

Comments: Folding partitions appeared in fair condition.

Useful life can vary greatly based on how much use and abuse they received.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 70,000

Worst Case: \$ 80,000

Lower allowance

Higher allowance

Cost Source: 2022 Research w Barclay Dean Products 425-368-2020 Logan

Comp #: 770 Kitchen - Refurbish

Quantity:

Location:

Funded?: Yes.

History:

Comments: Fair condition with no significant damage or deterioration observed at this time.

Clean and maintain as needed to extend the useful life. Simple, durable materials typically have an extended useful life, however, many communities choose to refurbish the kitchen periodically for aesthetic purposes and/or function. Doing so may include the cabinets (reface or replace), sinks, counter tops, lighting, ventilation, etc.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 775 Appliances - Replace

Quantity:

Location:

Funded?: Yes.

History:

Comments: Fair condition of appliances noted during our review and are assumed to be in functional operating condition.

Appliance include: 2 dishwashers, 2 coffee makers, 1 microwave, 1 refrigerator, and 1 stove/range

Prudent planning suggests setting aside funds for the periodic replacement of the appliances at regular intervals to maintain proper function. Actual life is difficult to predict due to varying use of equipment.

Clean, maintain, and provide service as needed to extend the useful life.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 785 Audio/Visual Equipment - Replace

Quantity: 1 system

Location:

Funded?: Yes.

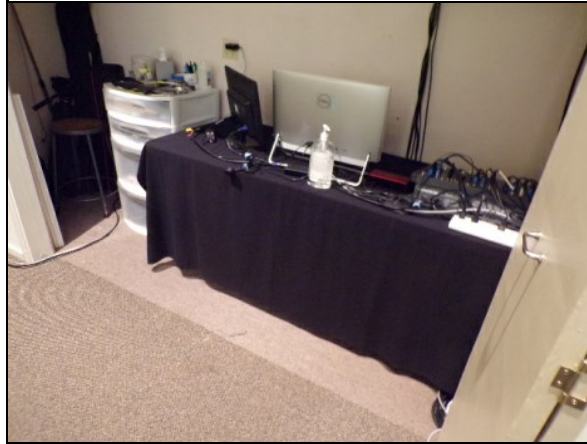
History:

Comments: No information was available about the sound equipment.

Information below is just a placeholder as cost and timing can vary greatly - likely to be partial replacement vs. all at once. Track expenses closely for capital plan updates.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Systems & Evaluations

Comp #: 901 Plumbing - Repair/Replace

Quantity: Supply & drain lines

Location: Common plumbing

Funded?: No. Useful life not predictable, prior to systems evaluation

History:

Comments: Plumbing systems are generally considered by the engineering community to be life limited. The costs for systems replacement can vary widely depending upon the specifications, site conditions, unit repairs after install, hazardous material handling, etc.

Plumbing replacement is one of the largest costs that we can not evaluate. Since we can not view the plumbing system, we recommend you have it inspected and evaluated to better determine the types of materials used and the expected remaining life.

See the previous component for a recommended plumbing evaluation. Until a qualified engineering firm has performed an evaluation of your plumbing systems, and provided specific recommendations, there is no predictable basis for system replacement reserve funding at this time.

Manufacturing defects become apparent from time to time, and certain site conditions (e.g. galvanic corrosion, dissimilar metals in contact with piping, chemical reactions, etc.) can contribute to premature deterioration of the plumbing systems.

Treat minor repairs as an ongoing maintenance expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 904 Sewer Grinder Pump - Replace

Quantity: 1 grinder pump

Location: sewer system

Funded?: No. Useful life not predictable

History:

Comments: O.U.U.A. reported that the sewer system has a grinder/pump.

No other information was available.

Life and cost are not predictable. Discuss life and costs with vendor. Repair as needed as part of general maintenance.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 905 Water Heater - Replace

Quantity: 1 gas, 50 gal BradfordWhit

Location: mech closet

Funded?: Yes.

History: 2017

Comments: The gas water heater is manufactured by Bradford White. The serial number is PB39076198. Serial number indicates the water heater was manufactured in 2017. No problems were reported at the time of our visit.

Plan to replace the water heater at the approximate time shown below. Due to the many variables that affect the useful life, we have used a relatively conservative projection.

Regular maintenance should include annual flushing and changing the sacrificial anode rod every few years. All water heater tanks fail. Failure is typically a leak in the tank's metal wall caused by corrosion, and results in an unchecked constant flow of water onto the floor until the leak is observed, and the water valve is shut off. If not observed quickly, this can allow a significant amount of water to damage the building/finishes adjacent to and beneath the water heater tank.

Almost all water tanks should be replaced preemptively. Determining when they will fail is not an exact science, and it is best to err on the side of caution. Adjust the useful life based on specific knowledge of your situation. Extending the useful life increases the risk of a flood event. Most locations require a permit when replacing your water heater. Contact the local building department to see if a permit is required at your location.

There are many ways to limit the water damage of a failed water tank. One option includes installing a pan underneath the water heater tank. The pan must have a drain line attached, which is sloped downhill from the pan to the exterior of the building. Water alarms are also available. The least expensive water alarm (similar to a smoke detector) operates on a 9-volt battery, and is placed on the floor next to the water heater tank. When water comes in contact, the alarm sounds. If someone hears it, and knows what to do, they can limit the damage. There are also more expensive options, such as alarms that will shut off the water supply. Ask your plumbing vendor for a list of options.

At the time of replacement, consider installing a tankless (or on-demand) heater since it is projected to have a lower life cycle cost. Tankless heaters typically use less energy and have a longer life, since their life is not limited by a leak in a corroded tank. Tankless heaters do cost more to buy and install, but the higher cost will be offset by their longer life and reduced energy use. The most common limitation which prevents installing a tankless heater is that they require more power (electric amperage). Check to see if you have enough electrical amps before replacing your water heater.

Some utility companies offer rebates or other programs to assist with hot water heater replacement if doing so will conserve energy. We recommend that you check with your local utility provider prior to replacement to confirm whether such a program exists for your association. When considering new equipment which is covered by a rebate, we recommend the association perform an annualized cost analysis by comparing the upfront installation cost, total useful life of the product, and annual energy savings when making a decision.

Resource:

<https://www.lowes.com/n/how-to/water-heater-maintenance>

Useful Life:
12 years

Remaining Life:
7 years



Best Case: \$ 1,000

Worst Case: \$ 2,400

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 920 Electrical System - Maintain/Repair

Quantity: Main & branch systems

Location: Common electrical

Funded?: No. Useful life not predictable

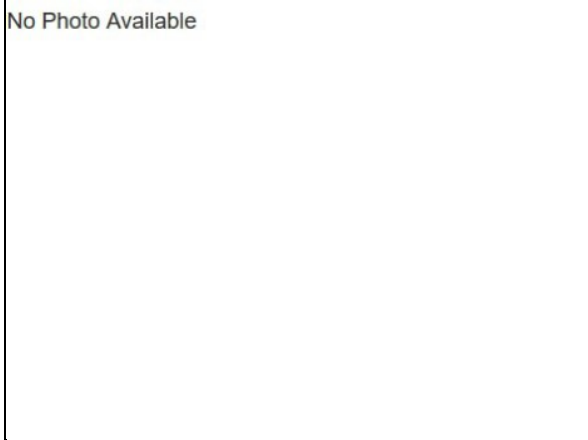
History:

Comments: The majority of the electrical system was not visible for review. Analysis of the electrical system, beyond a limited visual review, is not within the scope of a reserve study. No large issues or problems/defects were reported.

We recommend periodic evaluation by engineer / master electrician to evaluate the system(s) for safety, code-compliance, maintenance, repair & replacement needs. Any predictable expenses identified that meet the criteria for reserve funding can be included in the reserve plan. Some electrical system components are known to be life limited. Manufacturing defects become known from time to time, and certain site conditions can contribute to premature deterioration of electrical components.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 921 Solar Photovoltaics- Replace

Quantity: 1 system

Location: roof

Funded?: No. cost not predictable

History: 2005 assumed

Comments: OUUC reports ongoing inverter problems with the solar photovoltaic system.

Typical life is about 30 years. The future cost of solar panel/systems is unpredictable. No funding is suggested.

Repair as needed.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 940 Heat Pumps & Air Handlers - Replace

Quantity: 3 Heat Pump & Air Handler

Location: mech closet, & north side of building
Funded?: Yes. Funded as part of heat pump component
History: 2005: reported by Capital Heating & Cooling
Comments: Each of the three Trane air handling units is paired with a heat pumps.
Capital Heating and Cooling reports the three heat pumps were installed during the addition in 2005 and have a useful life of about 20 years.

Provide regular service to extend useful life and maintain/increase efficiency

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 30,000

Worst Case: \$ 45,000

Lower allowance

Higher allowance

Cost Source: Research w Capital Heating & Cool 360-491-7450 Tyler S.

Comp #: 942 Furnace: Gas- Repalce

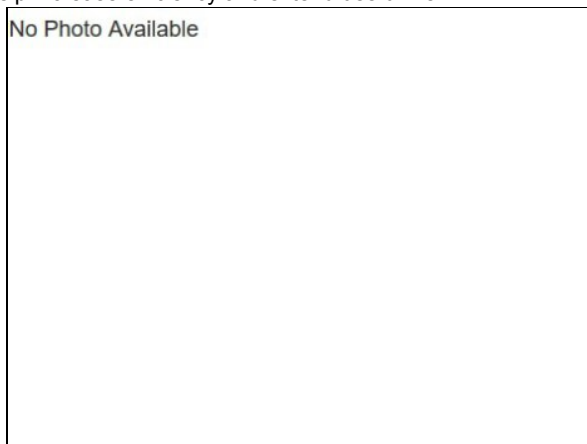
Quantity: 5 Trane furnaces

Location: attic
Funded?: Yes.
History: 1992: 'original' reported by Capital Heating & Cooling
Comments: No view of the furnaces in the attic was undertaken during our limited visual review.
Capital Heating and Cooling reports all five furnaces are from original construction (1992) and have performed beyond the end of the useful life.

Providing regular service may help increase efficiency and extend useful life.

Useful Life:
25 years

Remaining Life:
0 years



Best Case: \$ 75,000

Worst Case: \$ 105,000

Lower allowance

Higher allowance

Cost Source: Research w Capital Heating & Cool 360-491-7450 Tyler S.

Comp #: 950 Entry Access System - Replace

Quantity: ~ 2 readers

Location:

Funded?: Yes.

History: 2005 addition

Comments: OUUC reported two card readers. During our site visit, they were reported operating condition.

Our experience suggests planning for its replacement at roughly the interval below due to usage and exposure to the weather elements. There is a wide range of options and features, therefore, the price can vary greatly depending upon the model and features chosen.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 1,000

Worst Case: \$ 3,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 955 Security System - Repair/Replace

Quantity: 1 system, 2 cameras

Location: two entrances

Funded?: No. leased equipment is better suited to operational budget.

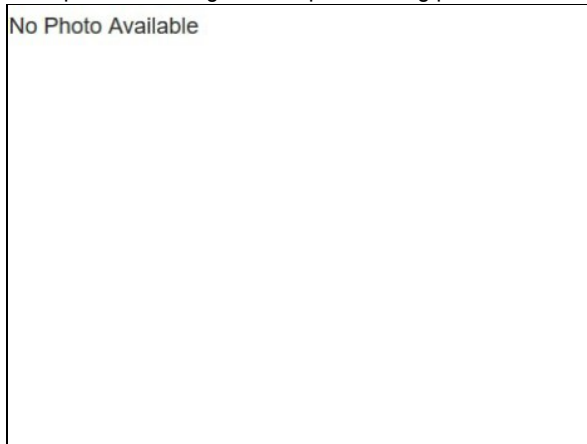
History:

Comments: The security system was in operating condition at the time of our site visit. The association reported the setup includes two camera and they are leased from Comcast. OUUC reported problems with the existing setup.

Leased equipment is better suited to operational budget. No capital funding predictable.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 964 Fire System - Inspect/Test/Evaluate

Quantity: NFPA required tests

Location: Common fire suppression system

Funded?: No. Most appropriately factored through operating budget

History:

Comments: Fire jurisdictions across the region may vary in their local enforcement and recommendations relating to the International Fire Code. Codes evolve over time, and are generally amended every three years - inspections, vendor recommendations, need to replace older technology, etc. are examples of drivers that may require significant upgrades to your current system. It is therefore our recommendation that you engage a fire systems consultant from time to time, funded from the operating budget, to evaluate and provide specific recommendations for your system and locale.

Several tests are required over time per the NFPA 25, Inspections, Testing and Maintenance of Water-Based Fire Protection Systems. These types of expenses are typically most appropriately factored within the annual operating budget, not reserves.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 965 Fire Alarm Panel - Replace

Quantity: 1 Panel: SK 5808

Location: mechanical closet, w/ annunciator out side front door

Funded?: Yes.

History: 2005 assumed.

Comments: The fire panel is a Silent Knight model #5808. Log notes indicated it has been inspected annually. No problems were reported to us at the time of our site visit.

Our experience suggests that an approximate useful life for the panel for budget planning purposes is in the 12-20 year range. Discuss this component with your fire panel vendor or consultant to better determine the timing of the panel's repair or replacement needs, and to assess the overall system in relation to the current codes, and parts and technician availability to determine if upgrades or replacement will be required.

Fire alarm panels are required to be inspected annually, and the company performing the inspection is required to log/note it at the panel so that the fire department can view it. Fire departments can issue a fine if inspections are not performed. Fire panels are a critical life safety item that needs to be well maintained, following all requirements of the National Fire Protection Association (N.F.P.A.) and local codes.

The scope of work at the time of repairs can vary greatly based on the amount of work needed to bring the existing fire system to the level required by the fire/building codes in place at that time. Evaluating the entire fire prevention system is beyond the scope of a reserve study. Replace the panel proactively, and perform additional upgrades as required by code. The costs below are for the repair and/or replacement of the panel only.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 966 Fire Sprinkler Heads - Test/Replace

Quantity: 1 system, numerous heads.

Location: throughout building

Funded?: No. useful life not predictable.

History:

Comments: A reserve study performs only a limited view (not a comprehensive inspection), evaluating the fire prevention system is beyond the scope of a reserve study Therefore we recommend you periodically have your fire vender perform a review / analysis of your system(s) and report any predicable large-scale cost, for inclusion is a future reserve study.

There are a variety of sprinkler heads that may be present as part of wet and / or dry sprinkler systems.

Fire sprinkler heads are required to be tested regularly per NFPA/Fire Codes. Failing the test will require large scale replacement of sprinkler heads, which can be expensive (\$\$\$). Fire vendors report that failing the test is NOT a common occurrence.

Therefore sprinkler head replacement is not predictable and funding is typically NOT included in the study.

Sometimes replacement may be needed for other reasons; such as corrosion (heads located on the exterior/garage), damage by paint overspray, or defective/recalled, etc...

The cost of testing is assumed to be part of the operational budget.

The NFPA 25 handbook/Fire Code requires testing a representative sample of:

high-risk or exposure sprinkler heads every 5 years;

dry sprinkler heads at 10 years;

wet system quick response sprinkler heads at 20 years and every 10 thereafter;

conventional sprinkler heads at 50 years and every 10 thereafter.

If testing of sprinkler heads is a significant expense and / or requires significant carpentry expense to repair surrounding structure, replacement may be the prudent choice.

If large scale replacement is known, and predictable, reserve funding can be included / is appropriate.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 990 Ancillary Evaluations

Quantity: Specialty evaluations

Location: To augment reserve planning.

Funded?: No. Operating expense in year of occurrence

History:

Comments: A reserve study is a budget model, limited to visual exterior observations and research. As there are some key details and factors of buildings and grounds hidden from view, it is prudent to conduct additional ancillary evaluations from time to time. The purpose of these evaluations is to aid planning and assess for any basis of predictable funding that may be incorporated into the reserve study. We recommend that you periodically engage specialty evaluations in the following areas/fields as applicable to your property:

- Civil Engineering review: Soils & drainage, pavement specifications, below grade waterproofing
- Arborist: Trees & landscape - plan of care and life cycle forecast
- Insurance policy & coverage review: Understand what is and is not covered.
- Masonry consultant: Assess mortar condition and waterproofing, and provide forecast and recommendations
- Energy Audit: Typically conducted by a utility company to assess efficiency, and cost benefit to retrofit existing equipment
- Plumbing evaluation - determine types of materials used, and projected life, of the water supply, and drain, waste, & vent systems.

Note: There are several other important professional evaluations to augment reserve planning that are of heightened importance such as Life-Safety and/or Building Envelope & Structural issues, and Plumbing.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 995 Building Envelope & Structure

Quantity: Exterior weatherproofing

Location: The exterior walls, underlying waterproofing components, and structural components.

Funded?: No. Operating expense: cyclical timing and cost may vary after initial baseline study

History:

Comments: A reserve study is a budget model, limited to visual exterior observations and research. It is outside the scope of our services, and the purpose of a reserve study, to assess the adequacy of the building envelope and structural performance, as many of the key details are hidden from view. Many building owners opt to have inspections by a qualified engineer or architect to assess the physical condition of the improvements. Any areas of concern observable from our limited exterior observations, and cycles for repair and replacement, have been stated in the various component field notes throughout this report. We highly recommend regular professional specialty inspections by a qualified engineering, architectural, or building envelope consulting firm to evaluate the performance of the building envelope and structural components.

The building envelope inspection typically covers at minimum the roofs, decks, siding, windows, doors, sealants/caulking, and flashings. As the building ages, and the waterproofing typically deteriorates, provide more frequent inspections. Building envelope inspections can be either visual or intrusive. An intrusive investigation (where finished materials are removed to view and better understand the underlying systems, conditions and performance) should be of greater benefit, since a visual review provides only a limited amount of information derived from surface observations.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source: