Draft 9/10/2013
LIO Reserves for Landlord

Capital Replacement Reserve		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
1 Roof - Replacement		\$16,666	\$16,666	\$16,666	\$16,666	\$16,666	\$16,666	\$16,666	\$16,666	\$16,666	\$16,666	\$166,660 Major touch up in Year 15 of \$25,000 plus \$475,000 replacement in 30 yrs. \$500,000 over 30 year li
9 Elevators Replacement		28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	\$285,000 Assume 20 year life on all 3 elevators
10 HVAC & DDC Replacements		22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	\$220,000 Assume 30 year life on equipment valued at \$660,000
TOTAL		\$67,166	\$67,166	\$67,166	\$67,166	\$67,166	\$67,166	\$67,166	\$67,166	\$67,166	\$67,166	\$671,660
PER MONTH		\$5,597	\$5,597	\$5,597	\$5,597	\$5,597	\$5,597	\$5,597	\$5,597	\$5,597	\$5,597	
Maintenance Contingency Reserve		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
1 Structural			\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$15,000 Panels, core components
2 Utility Connections												\$0 Completed during construction
3/4 ADA compliance			1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$9,000 ADA survey, Parking Lot/Ramps/Sidewalks corrections as code changes
5 Maintenance												
Flooring Replacement		20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	\$200,000 Replacement of flooring
Painting - Interior		6,426	6,426	6,426	6,426	6,426	6,426	6,426	6,426	6,426	6,426	\$64,260 Assume repaint of 128,000 GWB, prep walls and 2 coats, based on private wage scale
Casework/Trim		2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	\$20,000 56 door jams, 43 doors, excludes office partition steel frames
Lighting Repairs/Replacement												
6 Exterior			1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$9,000 Year 1 warranty
7 Interior			1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$15,000 Year 1 warranty
8 Plumbing Repairs/Replacement			1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$20,000 Year 1 warranty
9 Elevators												
Monthly/Bi-Annual Inspection			4,200	1,600	4,200	1,600	4,200	1,600	4,200	1,600	4,200	\$27,400 3 Elevators
Contract Maintenance		9,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	\$171,000 PM Contract, includes all maintenance and repairs, Year 1 under warranty
10 HVAC & DDC												
Contract Maintenance Non-contract Maintenance		26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	\$260,000 For 10 year contract
11 Fire Alarm Inspection/Repairs 12 Assessments			3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	\$31,500 Quarterly inspections and \$1000/year for repairs
13 Other		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$10,000
TOTAL	\$	64,426 \$	87,293 \$	84,693 \$	87,293 \$	84,693 \$	87,293 \$	84,693 \$	87,293 \$	84,693 \$	87,293	\$839,660
PER MONTH	<u> </u>	\$5,369	\$7,274	\$7,058	\$7,274	\$7,058	\$7,274	\$7,058	\$7,274	\$7,058	\$7,274	
TOTAL CAPITAL AND MAINTENANCE	\$	131,592 \$	154,459 \$	151,859 \$	154,459 \$	151,859 \$	154,459 \$	151,859 \$	154,459 \$	151,859 \$	154,459	\$1,511,320
PER MONTH	Ψ	\$10,966	\$12,872	\$12,655	\$12,872	\$12,655	\$12,872	\$12,655	\$12,872	\$12,655	\$12,872	\$125,943
PER MONTH OVER 10 YRS		\$10,900	\$12,572 \$12,594	\$12,033 \$12,594	\$12,572 \$12,594	\$12,033 \$12,594	\$12,672 \$12,594	\$12,033 \$12,594	\$12,572	\$12,655 \$12,594	\$12,572	\$125,943 \$125,943
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