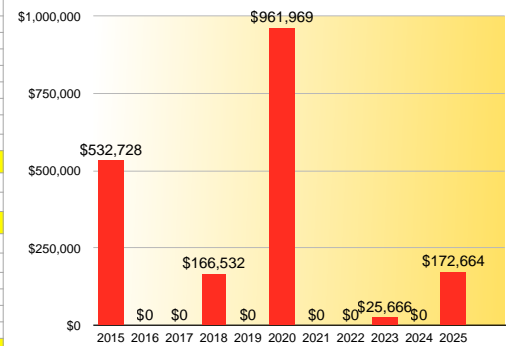
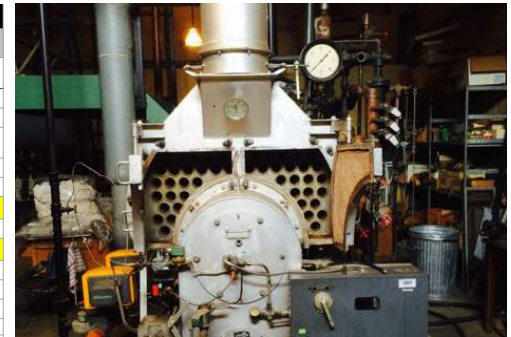


Bulletin 1: Capital Replacement Plans

Your Capital Replacement Plan 2015-2025											
Item	Manuf	Model	Installed Yr	Location	Units	Quan.	Orig Cost	Life Expectancy	1st Rplcmt Yr	1st Rplcmt Cost	
Furniture, Fixtures and Equipment	Various		2005	Various	Lot	1	\$375,000	10	2015	\$503,969	
HW Circulating Pump Glycol	Peerless	810A	2005	Exist. Mech. Rm	Ea.	1	\$3,300	10	2015	\$4,435	
HW Circulating Pump Glycol	Peerless	810A	2005	Exist. Mech. Rm	Ea.	1	\$3,300	10	2015	\$4,435	
Heating Run Around Pump Glycol	Peerless	Series 60	2005	New Mech. Rm	Ea.	1	\$2,800	10	2015	\$3,763	
Sump Pumps	Zoeller		2005	Boiler Room	Ea.	1	\$6,000	10	2015	\$8,063	
Elevator Pit Sump Pump	Zoeller		2005	Elevator Shaft	Ea.	1	\$6,000	10	2015	\$8,063	
										2015 Capital Budget	\$532,728
Carpet	Shaw	Nylon	2005	Various	Lot	1	\$113,400	13	2018	\$166,532	
										2018 Capital Budget	\$166,532
Playground Surface System	Game Time	Poured Rubber	2005	East yard	Lot	1	\$46,300	15	2020	\$72,134	
Membrane Roofing	Firestone	EPDM	1995	East Wing	Lot	1	\$19,608	25	2020	\$41,055	
Painting	Sherwin Williams		2005	Various	Lot	1	\$77,800	15	2020	\$121,210	
Central Inverter System	Dualite	Synchron AC Inv	2005	Main Electric Rm.	Ea.	1	\$6,000	15	2020	\$9,348	
Roof Top Packaged Unit	Trane	TR-018-8-0-AB232	2005	Roof	Ea.	1	\$44,000	15	2020	\$68,551	
Roof Top Packaged Unit	Trane	TR-018-8-0-AA242	2005	Roof	Ea.	1	\$59,000	15	2020	\$91,920	
Roof Top Packaged Unit	Trane	TR-016-8-0-AA264	2005	Roof	Ea.	1	\$51,000	15	2020	\$79,456	
Roof Top Packaged Unit	Trane	TR-016-8-0-AA264	2005	Roof	Ea.	1	\$51,000	15	2020	\$79,456	
Roof Top Packaged Unit	Trane	TR-020-0-AB262	2005	Roof	Ea.	1	\$75,000	15	2020	\$116,848	
Roof Top Packaged Unit	Trane	TR-018-8-0-AB262	2005	Roof	Ea.	1	\$59,000	15	2020	\$91,920	
Roof Top Packaged Unit	Trane	TR-016-8-0-AA262	2005	Roof	Ea.	1	\$51,000	15	2020	\$79,456	
Roof Top Packaged Unit	Trane	TR-025-8-0-AA362	2005	Roof	Ea.	1	\$59,000	15	2020	\$91,920	
Propeller Ceiling Fans	Big Axe Fans	Powerful 4.0	2005	Auditorium	Ea.	1	\$1,000	15	2020	\$1,558	
Water Heaters	AO Smith	SUF100199NE	2005	Mechanical Rm.	Ea.	1	\$11,000	15	2020	\$17,138	
										2020 Capital Budget	\$961,969
Resilient Flooring	Azrock	VCT	2005	Various	Lot	1	\$13,376	18	2023	\$22,772	
Gas Furnace	Carrier		2005	Boiler Room	Ea.	1	\$1,700	18	2023	\$2,894	
										2023 Capital Budget	\$25,666
Playground Equipment	Game Time	Primetime	2005	East yard	Lot	1	\$17,500	20	2025	\$31,607	
Operable Partitions	Modernfold	Single Panel	2005	Auditorium	Lot	1	\$36,000	20	2025	\$65,020	
Switchboard MSB	Siemens	SA S.O. 17-A00010	2005	Main Electric Rm.	Section	2	\$25,000	20	2025	\$45,153	
Electrical panelboards	GE	400A P1C400CTS	2005	Main Electric Rm.	Ea.	1	\$5,700	20	2025	\$10,295	
Electrical panelboards	GE	400A P1C400CTS	2005	Main Electric Rm.	Ea.	1	\$5,700	20	2025	\$10,295	
Electrical panelboards	GE	400A P1C400CTS	2005	Main Electric Rm.	Ea.	1	\$5,700	20	2025	\$10,295	
										2025 Capital Budget	\$172,664



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Many home owners can attest to the frustration of having to replace their furnace when it stops working on the coldest Saturday night of the winter. We have to dig into our vacation fund or worse yet, take out a loan to pay those emergency overtime rates for a new furnace when you are in the most desperate need. FMPS can help you develop a plan and budget to be proactive and prepared for that day when your roof needs to be replaced. All building materials and systems have an estimated life expectancy. Performing proper maintenance may help you get the the most service from your building equipment. Most buildings today are expected to last 40 years. FMPS has the experience to help you both manage the replacement of your building equipment and develop maintenance schedules to extend its useful life. Contact us for more info.