Appendix K
Cost Estimate Schedule for Replacement of Capital Items (Replacement Reserves)

The table below represents an analysis of the estimated Remaining Useful Life of the property, with replacement reserves needed over a 15-year duration in accordance with Appendix I - Property Useful Life (EUL) Tables. The CNA will be used to determine which components meet this criterion.

EUL – Estimated Useful Life (years) **RUL** – Remaining Useful Life (years) **Unit** – Unit of measure (square feet, linear feet, cubic yards, etc.)
EA – Effective Age (years) **QTY** – Quantity of units

Item Description	Condition			Replacement Values				Term															Total
	EUL	EA	RUL	QTY	Unit	Unit Cost	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Site Conditions																							
Description of item(s)	Yrs.	Yrs.	Yrs.	#	unit	$	$	$	$	$	$	$	$	$	$	$	$	$	$	$	$	$	$
Building Structural Elements																							
Building Enclosure Elements																							
Interior Features / Finishes																							

Item Description	Condition			Replacement Values				Term															Total
	EUL	EA	RUL	QTY	Unit	Unit Cost	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Mechanical System Elements																							
Description of item(s)	Yrs.	Yrs.	Yrs.	#	unit	$	$	$	$	$	$	$	$	$	$	$	$	$	$	$	$	$	$
Plumbing System Elements																							
Electrical System Elements																							
Lighting System Elements																							
Fuel Gas System Elements																							
Data and Communications																							

Item Description	Condition			Replacement Values				Term															Total
	EUL	EA	RUL	QTY	Unit	Unit Cost	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Security System Elements																							
Description of item(s)	Yrs.	Yrs.	Yrs.	#	unit	$	$	$	$	$	$	$	$	$	$	$	$	$	$	$	$	$	$
Life Safety Elements																							
Vertical Access Elements																							
Fixtures / Casework / Equip																							
Amenities Elements																							
Hazmat and Conditions																							

	Term															Total
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Total Cost (uninflated)	$	$	$	$	$	$	$	$	$	$	$	$	$	$	$	$
Inflation (3% per year)	100%	103%	106%	109%	113%	116%	119%	123%	127%	130%	134%	138%	143%	147%	151%	
Total Cost (inflated)	$	$	$	$	$	$	$	$	$	$	$	$	$	$	$	$

Building Summary*	
Total Dwelling Unit Floor Area:	S.F.
Total Number of Dwelling Units:	
Year Built:	
Age:	
Capital Reserve Term:	15 Years

Uninflated Replacement Reserves Summary	
Average cost per year:	$ (see note 1)
Average yearly cost per S.F.:	$ (see note 2)
Average yearly cost per unit:	$ (see note 3)

Inflated Replacement Reserves Summary	
Average cost per year:	$ (see note 4)
Average yearly cost per S.F.:	$ (see note 5)
Average yearly cost per unit:	$ (see note 6)

***Note:** See also Appendix G – Unit Mix Table

Note 1: Average cost per year (uninflated) = Total Cost (uninflated) / 15 years
Note 2: Average yearly cost per S.F. (uninflated) = Average cost per year(uninflated) / Total Dwelling Unit Floor Area
Note 3: Average yearly cost per unit (uninflated) = Average cost per year (uninflated) / Total Number of Dwelling Units

Note 4: Average cost per year (inflated) = Total Cost (inflated) / 15 years
Note 5: Average yearly cost per S.F. (inflated) = Average cost per year(inflated) / Total Dwelling Unit Floor Area
Note 6: Average yearly cost per unit (inflated) = Average cost per year (inflated) / Total Number of Dwelling Units