



## Capital Reserve Analysis

zumBrunnen's Capital Reserve Analysis (CRA) provides management with the process and tools to identify and report the capital replacement needs necessary to preserve their facility for its remaining useful life. zumBrunnen collaborates with the executive suite and department heads, interviews service contractors, and reviews historical records to fully understand the client's business model and needs. To ensure a dynamic product, a product that can be maintained and updated year after year, the proprietary software is provided for one year as a part of the service, with an annual renewal program. The combination of nationwide consulting service, FacilityForecast® Software, and seasoned professionals, provides our Clients with the most accurate, usable, and cost-effective facility condition assessment and capital replacement budget service available in today's market.

Development of the capital replacement budget is achieved by first identifying repairs and improvements, and then forecasting the remaining life of *all other* capital replacements. Repair and improvement recommendations establish the current condition and needs of the property by identifying and providing solutions to and recommendations for:

- *Inherent design and construction problems*
- *Deferred maintenance*
- *Life safety issues*
- *Warranty items*

zumBrunnen's forecasts take published EUL tables into account, then adjust data based on actual field conditions, historical data, and other factors specific to the property. Additionally, FacilityForecast® Software features seven (7) unique forecasting methods to reflect the anticipated schedules most accurately, as driven by the Client's business model, rather than relying solely on published industry standard EUL data and method. zumBrunnen includes all capital replacements regardless of remaining life to help ensure all reasonable costs are accounted for in the cost analysis. Capital assets include fixed and movable furniture, fixtures, and equipment.

FacilityForecast® Software is an intuitive and user-friendly forecasting tool. It allows for rapid and precise review and modeling, which facilitates decisions reflective of the owner's business model and their ability to fund reserves. Furthermore, it allows the Client to minimize unexpected capital expenses, ensure data retention as managers change, analyze unit costs, account for interest earnings, establish modeling for future projects, create powerful report presentations, minimize potential for data errors, update budget and data entry with ease, and forecast operating and depreciation expenses, income, in addition to capital expenses.

The FacilityForecast® Software reports are developed specifically for the executive suite and department managers. Individual budget spreadsheet and chart reports are provided for each building and department. All costs are provided in both present value and with values adjusted for inflation. Each individual report can then be combined in into various analytical summary reports:

- *Annual Reserve Summary Report and Reserve Budget Analysis*
- *Unit Cost Summary Reports; per unit and per SF*
- *Cost Category Analysis and Totals*
- *Budget Comparison and Benchmark Reports*
- *Facility Condition Index Report*
- *Funding Reports: Current, Fully Funded, Baseline, and Threshold Plans*
- *Comments and Photo Reports*