

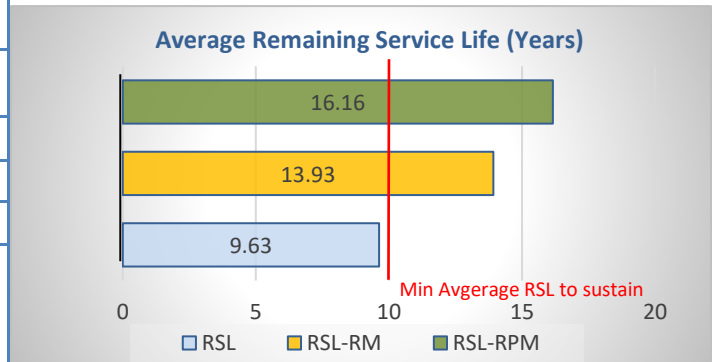
ROOF KEY PERFORMANCE INDICATORS (KPIs), PER PROGRAM TYPE

The ON-PNT® KPI Sheet is used to monitor roof portfolio performance and quantify the available *RM* (if current defects are repaired and one-time maintenance is administered) and *RPM* (if current defects are repaired and bi-annual preventative maintenance is implemented) program improvement opportunities. In general, program success means improved Remaining Service Life (RSL), higher Condition Indices (CI) and greater Total Cost of Ownership (TCO) Savings.

LIFE CYCLE: MAKING BUILDING SYSTEMS LAST LONGER

Life Cycle Metric	Average Remaining Service Life	
	Program Start (2011)	Current
RSL	5	10
RSL- <i>RM</i>	8	14
RSL- <i>RPM</i>	9	16

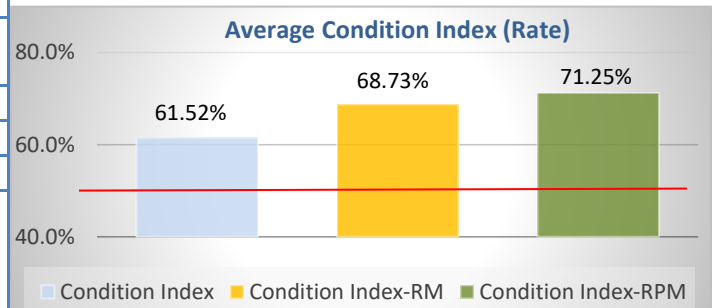
The **Minimum Average RSL to Sustain** is a roof health metric. Roof portfolios with average RSLs greater than 10 years (recommended) have more assets requiring replacement outside of the next 10-year timeframe than within it.



CONDITION: IMPROVING CONDITIONS

Condition Metric	Average Condition Index	
	Program Start (2011)	Current
CI	42.67%	61.52%
CI- <i>RM</i>	46.54%	68.73%
CI- <i>RPM</i>	48.00%	71.25%

↑ 50% **Maintain-Repair**
↓ 50% **Restore-Replace**



SAVINGS: LOWERING COST OF OWNERSHIP

Financial Metric	Total Cost of Ownership and Savings	
	Program Start (2011)	Current
Annual TCO-TSL	\$19,432,694	\$19,721,648
Annual TCO-TSL- <i>RM</i>	\$18,453,554	\$17,175,584
Annual TCO-TSL- <i>RPM</i>	\$18,162,342	\$15,981,687
Annual TCO- <i>RM</i> Savings	\$980,195	\$2,547,104
Annual TCO- <i>RM</i> Savings %	5.04 %	12.91 %
Annual TCO- <i>RPM</i> Savings	\$1,270,486	\$3,740,096
Annual TCO- <i>RPM</i> Savings %	6.54 %	18.96 %
RSL- <i>RM</i> TCO Savings (Savings available over Remaining Service Life)	\$7,094,736	\$37,286,511
RSL- <i>RPM</i> TCO Savings (Savings available over Remaining Service Life)	\$10,853,910	\$68,034,824

