

# BSRP/Building Reserve Studies Fact Sheet

## What is the BSRP?

The Building System Reserve Plan (BSRP) is a longstanding annual budget line which is dedicated to funding capital expenses related to the Genesis campus (building and site components). St. Clare's and Temple Beth Emeth contribute equally to this fund each year.

Over time, it has become clear that the current funding level of the BSRP is no longer sufficient to adequately maintain the Genesis facility. In order to remedy this and strategically plan for upcoming capital needs (with an eye toward the goal of carbon neutrality), the Genesis community has begun a process of determining what level of BSRP contributions are both appropriate, economically feasible and a reflection of our congregations' shared values.

## Reserve Studies

To inform this process, two "reserve studies" have been undertaken in the recent past to analyze the state of current building systems: a Reserve Investment Planning (RIP) study done in-house by Genesis officers/staff and one produced through a contract with Building Reserves of Park Ridge, IL, a firm which specializes in conducting such studies.

Building Reserves defines a Reserve Study as:

*"a financial plan used to set aside the appropriate amount of money required for capital repairs and replacements for the development's infrastructure and surrounding assets. Reserve studies are one of the most reliable ways of protecting the value of the property's infrastructure..."*

We received the document from Building Reserves in May and a Task Force was appointed to review both studies (the RIP (in-house) and the Building Reserve study) in depth. Both reports detail various aspects of the physical plant (e.g. fire suppression, air handling, appliances, electrical systems, flooring, etc.) and include anticipated replacement dates and costs.

This Task Force is composed of members of both congregations. Members were drawn from the Genesis Building Committee, and congregants with financial

expertise, experience with the building, construction, architectural and other related skills.

Two co-chairs, Joanne Heaton from St. Clare's and Stephanie Newell from Temple Beth Emeth, were named to guide the process and a charge was given by the respective Boards (Genesis, St. Clare's, TBE) to the Task Force with a deadline of October 6 for a final report..

In their final report, the Task Force has been asked to provide a "menu of options" to be discussed and voted on at the fall Tri-Board Meeting. The menu should represent 3-4 different levels (options) which adapt the recommendations from the respective reserve studies and align specific BSRP obligations to each level.

The primary goal of the report is to provide information to the two congregations about the ways in which we can improve the functionality and appearance of the facility while reducing the costs of maintaining the building with a clear understanding of any sacrifices required to reach the reduced costs.

The deadline for the Task Force report is Oct. 6, 2025 in order to provide leadership of both congregations and the Genesis Board time to review the recommended levels/options prior to the Tri-Board meeting scheduled for Nov. 9, 2025. At that meeting, it is hoped that agreement can be reached on an option that will be feasible for both congregations to adopt going forward.

Questions regarding the process and progress of the Task Force may be directed to either or both of the two co-chairs: Joanne Heaton ([heatonj@umich.edu](mailto:heatonj@umich.edu)) and Stephanie Newell ([senewell@me.com](mailto:senewell@me.com))

Respectfully submitted,

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