Executive Summary

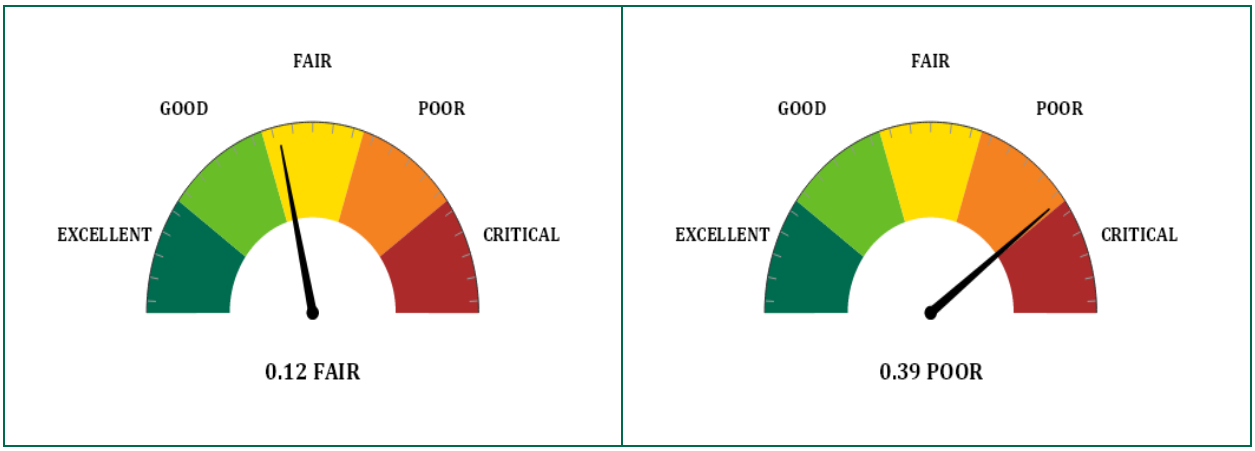
Scope

The assessment information for **Building A** which follows includes a survey of the site, building envelope, interior finishes, mechanical, plumbing, electrical, and low voltage systems. The purpose of this assessment is to evaluate and identify the major building systems and equipment deficiencies which will require capital for repairs or replacement in the near and long term.

Facility Condition Index

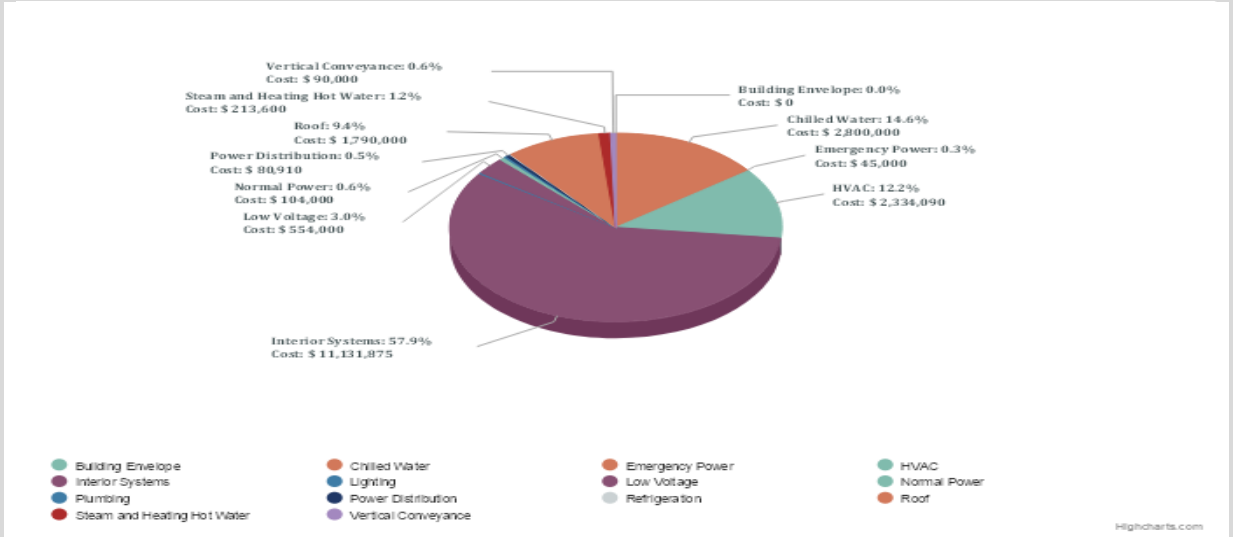
Facility Condition Index (FCI) and Extended Facility Condition Index (EFCI) are measures to understand the investment requirement in a building or group of buildings to properly perform their function. In the following graphic, DM = Deferred Maintenance, FC = Future Capital, CRV = Current Replacement Value.

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$5,678,690\ (DM)}{\$48,980,250\ (CRV)} = 0.1159$ (Fair)	$EFCI = \frac{\$19,248,075\ (DM + FC)}{\$48,980,250\ (CRV)} = 0.393$ (Poor)



Capital Spending Plan by System

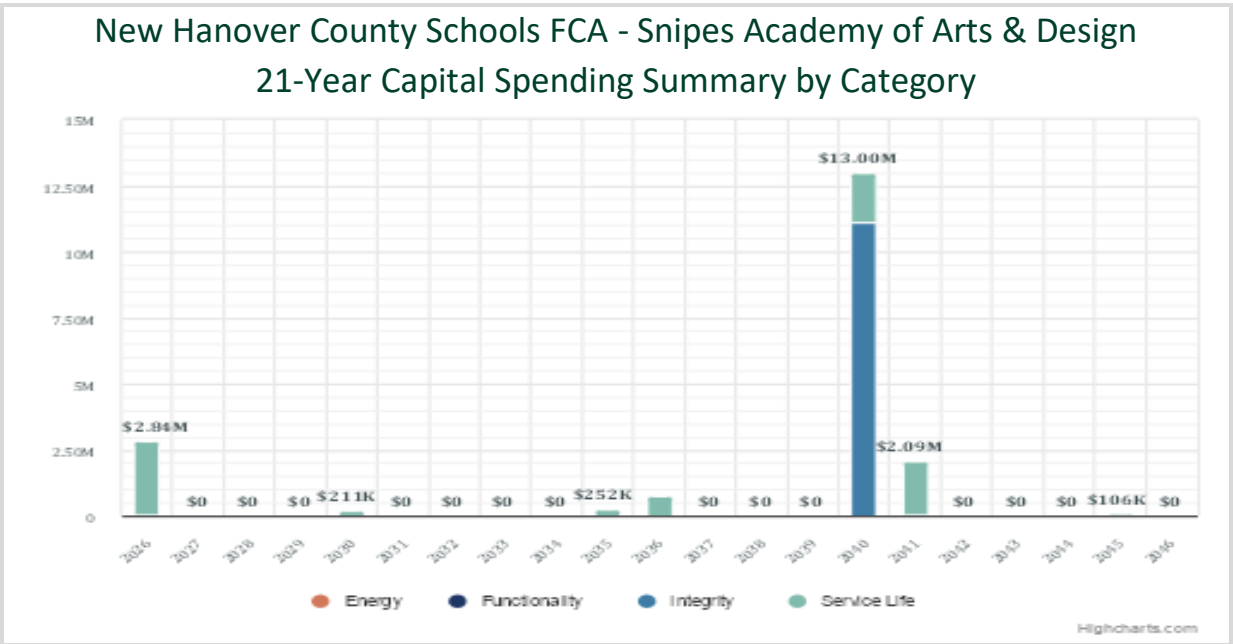
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TOTAL = $19.25M

Capital Spending Plan by Year and Category

The capital spending plan indicates the financial need over a course of years. The colors indicate the different category groups where the investments will occur.



TOTAL = $19.25M

Energy:	$40K-0.2%	Functionality:	$45K-0.2%
Integrity:	$11.13M-57.8%	Service Life:	$8.03M-41.7%

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Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
384-A-002	Refurbish interior finishes	2040	$11,131,875
384-A-003	Replace mod-bit (SBS) roofing sector A01	2040	$570,000
384-A-008	Replace mod-bit (SBS) roofing sector C01	2040	$379,000
384-A-004	Replace mod-bit (SBS) roofing sector A02	2040	$363,000
384-A-007	Replace mod-bit (SBS) roofing sector B	2040	$247,000
SUBTOTAL			$12,690,875

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
384-E-033	Replace fire alarm control panel & alarm devices	2026, 2036	$534,000
384-E-015	Replace main switchboard	2045	$104,000
384-E-017	Modernize ThyssenKrupp elevator machinery & controls	2035	$50,000
384-E-042	Replace inverter cabinet	2026, 2041	$45,000
384-E-034	Replace lighting control panel	2026, 2041	$40,000
SUBTOTAL			$773,000

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
384-M-059	Replace cooling tower CT-1	2026, 2041	$1,400,000
384-M-058	Replace cooling tower CT-2	2026, 2041	$1,400,000
384-M-078	Replace & upgrade building automation system	2026, 2036	$934,500
384-M-013	Replace hot water boiler B-1	2030	$75,000
384-M-011	Replace hot water boiler B-2	2030	$75,000
SUBTOTAL			$3,884,500

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