Executive Summary

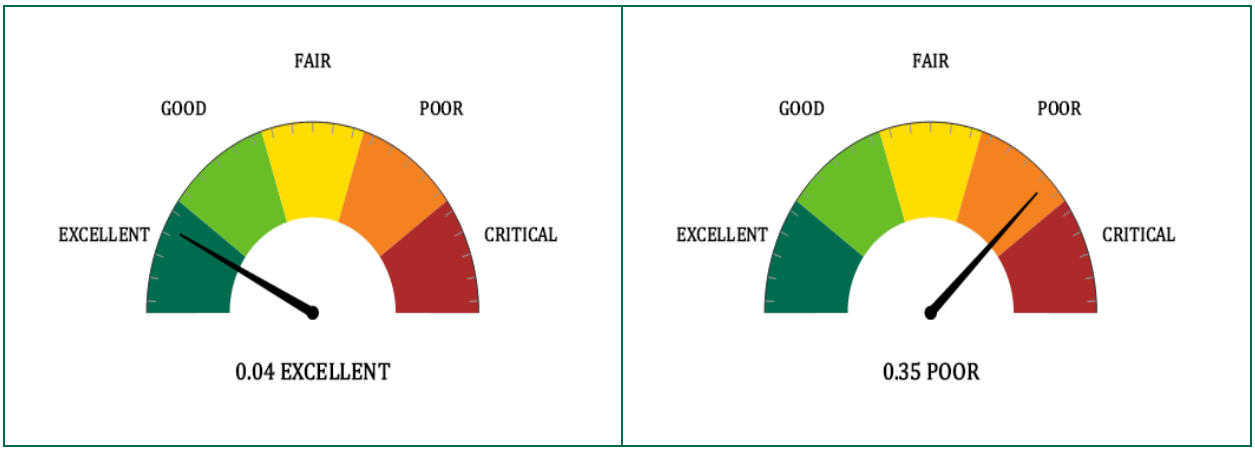
Scope

The assessment information for 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

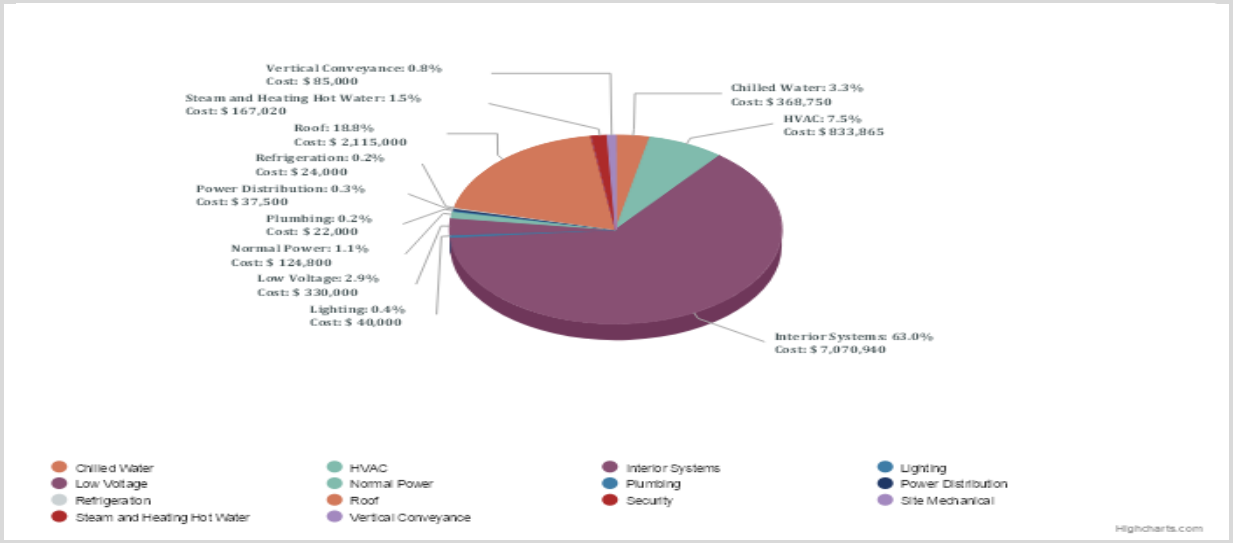
Facility Condition Index (FCI) and Extended Facility Condition Index (EFCI) are measures to understand the investment requirement in a building or group of buildings to properly perform their function. In the following graphic, DM = Deferred Maintenance, FC = Future Capital, CRV = Current Replacement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

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$1,199,940\ (DM)}{\$31,772,400\ (CRV)} = 0.0378$ (Excellent)	$EFCI = \frac{\$11,228,875\ (DM + FC)}{\$31,772,400\ (CRV)} = 0.3534$ (Poor)



Capital Spending Plan by System

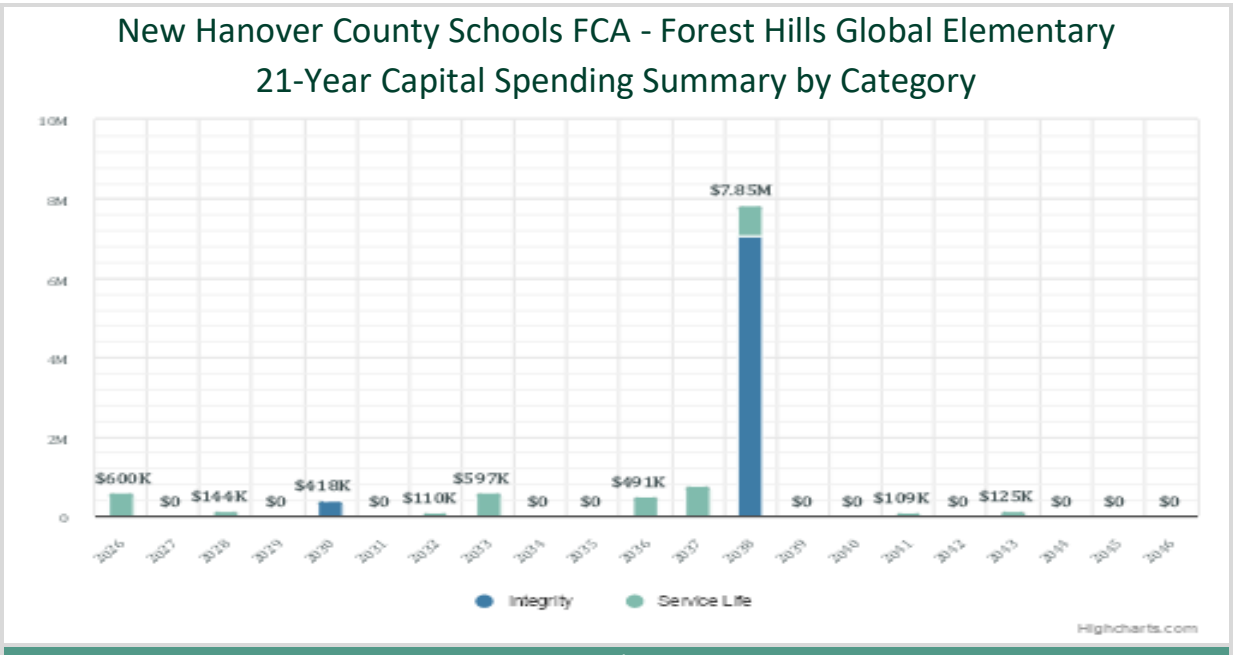
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TOTAL = $11.23M

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 = $11.23M

Integrity:	$7.49M-66.7%	Service Life:	$3.74M-33.3%

Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
328A-A-002	Refurbish interior finishes	2038	$6,908,375
328A-A-007	Replace metal roof panels roofing sector C	2037	$781,000
328A-A-006	Replace BUR-asphalt roofing sector A11	2030	$348,000
328A-A-008	Replace BUR hybrid roofing sector B01	2038	$347,000
328A-A-009	Replace BUR hybrid roofing sector B02	2038	$200,000
SUBTOTAL			$8,584,375

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
328A-E-001	Replace fire alarm control panel RP2B	2026, 2036	$330,000
328A-E-008	Replace Eaton switchboard MSB-1	2043	$62,400
328A-E-002	Replace Eaton switchboard MBP-1	2043	$62,400
328A-E-024	Modernize ThyssenKrupp elevator hydraulic power unit 2	2033	$50,000
328A-E-006	Replace lighting control panel	2026, 2041	$40,000
SUBTOTAL			$544,800

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
328A-M-015	Replace Johnson Controls building automation 1	2026, 2036	$609,000
328A-M-023	Replace Trane chiller 1	2033	$348,750
328A-M-017	Replace Lochinvar hot water boiler Member 1	2028	$39,900
328A-M-018	Replace Lochinvar hot water boiler Member 2	2028	$39,900
328A-M-019	Replace Lochinvar hot water boiler Leader	2028	$39,900
SUBTOTAL			$1,077,450

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