Executive Summary

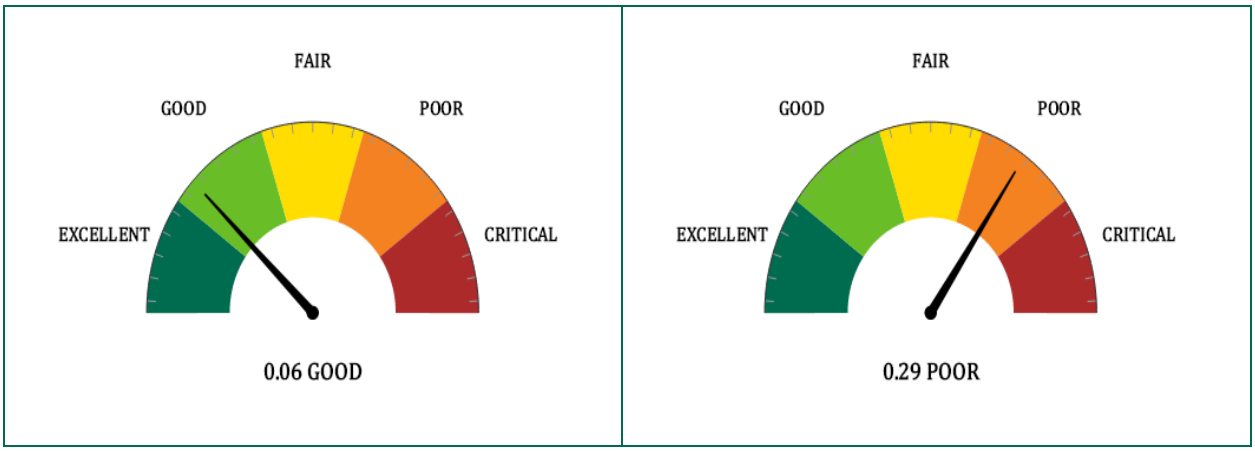
Scope

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

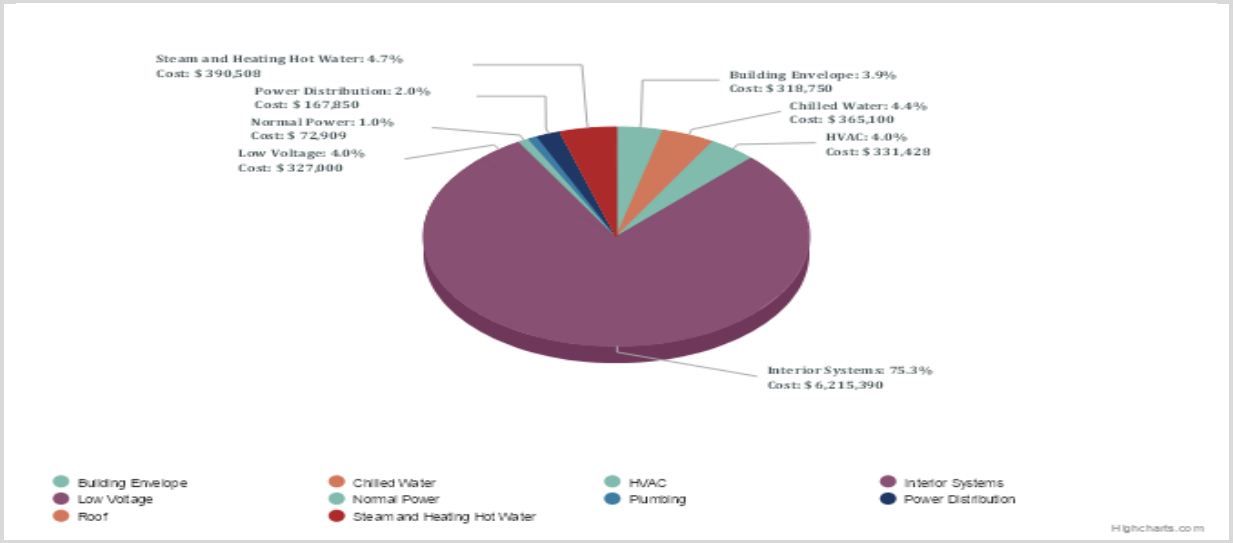
Facility Condition Index (FCI) and Extended Facility Condition Index (EFCI) are measures to understand the investment requirement in a building or group of buildings to properly perform their function. In the following graphic, DM = Deferred Maintenance, FC = Future Capital, CRV = Current Replacement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

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$1,718,995\ (DM)}{\$28,260,100\ (CRV)} = 0.0608$ (Good)	$EFCI = \frac{\$8,253,135\ (DM + FC)}{\$28,260,100\ (CRV)} = 0.292$ (Poor)



Capital Spending Plan by System

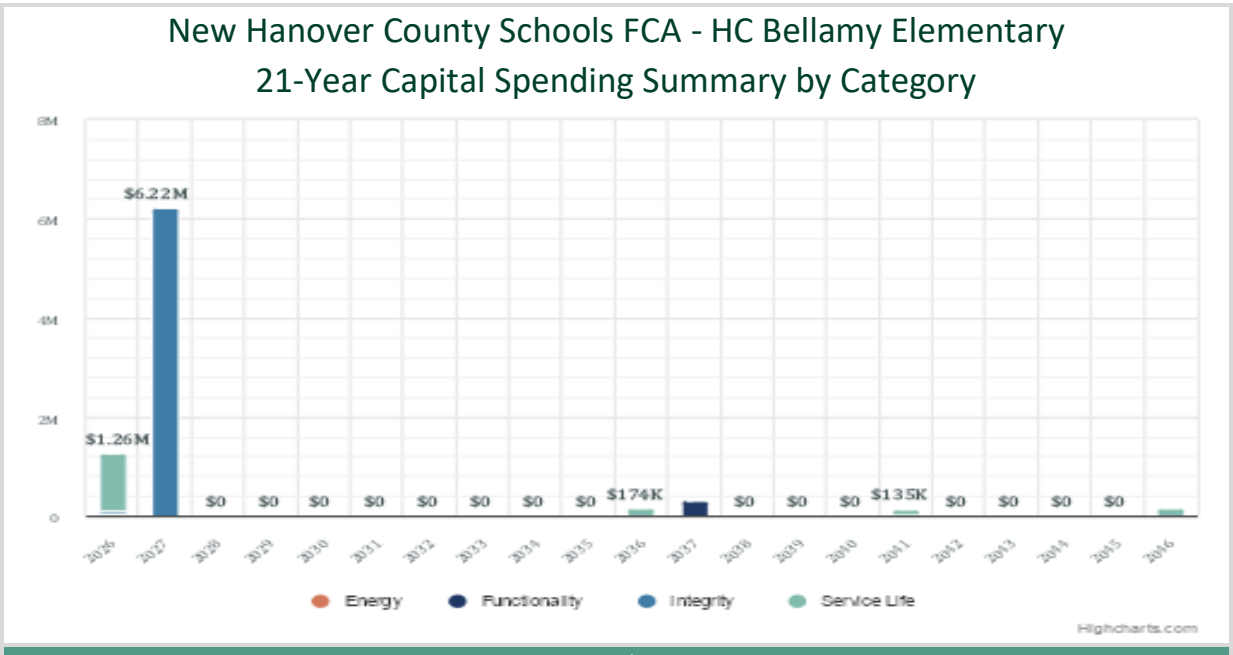
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TOTAL = $8.25M

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 = $8.25M

Energy:	$17K-0.2%	Functionality:	$369K-4.5%
Integrity:	$6.28M-76.0%	Service Life:	$1.59M-19.3%

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Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
338A-A-002	Refurbish interior finishes	2027	$5,990,750
338A-A-001	Replace existing exterior windows w/ insulated double-pane units	2037	$318,750
338MC2-A-001	Refurbish interior finishes	2027	$56,160
338MC5-A-001	Refurbish interior finishes	2027	$56,160
338MC3-A-001	Refurbish interior finishes	2027	$56,160
SUBTOTAL			$6,477,980

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
338A-E-030	Replace fire alarm control panel 1	2026, 2036	$282,000
338A-E-024	Replace Gould switchboard MSB	2026	$62,400
338A-E-025	Replace ABB transformer 1	2026	$50,000
338A-E-022	Replace Novar Lingo specialty low volt equipment IOM-1	2026	$35,000
338A-E-028	Replace Gould panelboard RP	2026	$20,800
SUBTOTAL			$450,200

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
338A-M-066	Replace Daikin chiller 1	2026	$337,500
338A-M-065	Replace Lochinvar hot water boiler B2	2026, 2046	$80,000
338A-M-060	Replace Lochinvar hot water boiler B4	2026, 2046	$79,800
338A-M-064	Replace Lochinvar hot water boiler B1	2026, 2046	$79,800
338A-M-059	Replace Lochinvar hot water boiler DWB1	2026, 2046	$57,000
SUBTOTAL			$634,100

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