Executive Summary

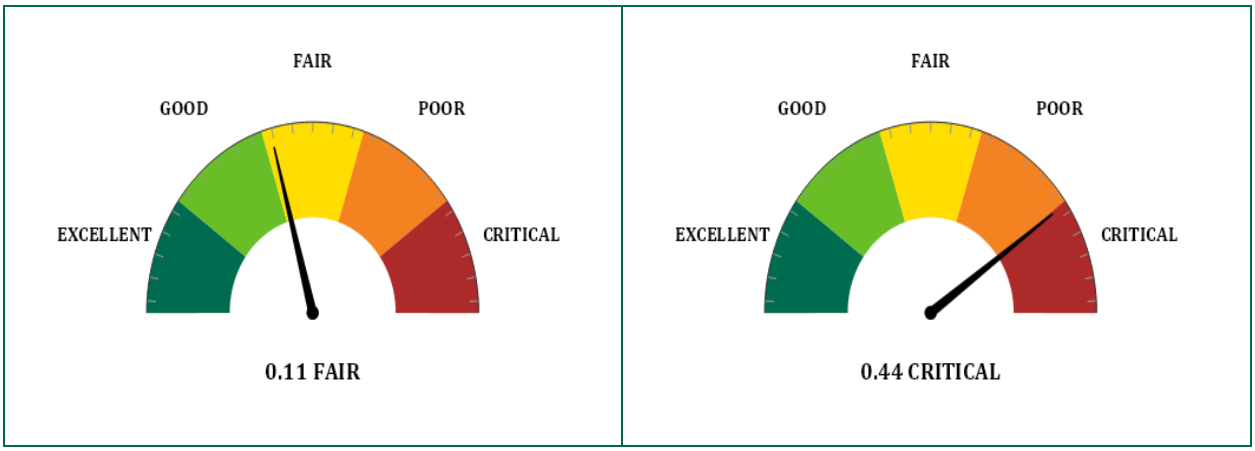
Scope

The assessment information for **Main Building** 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

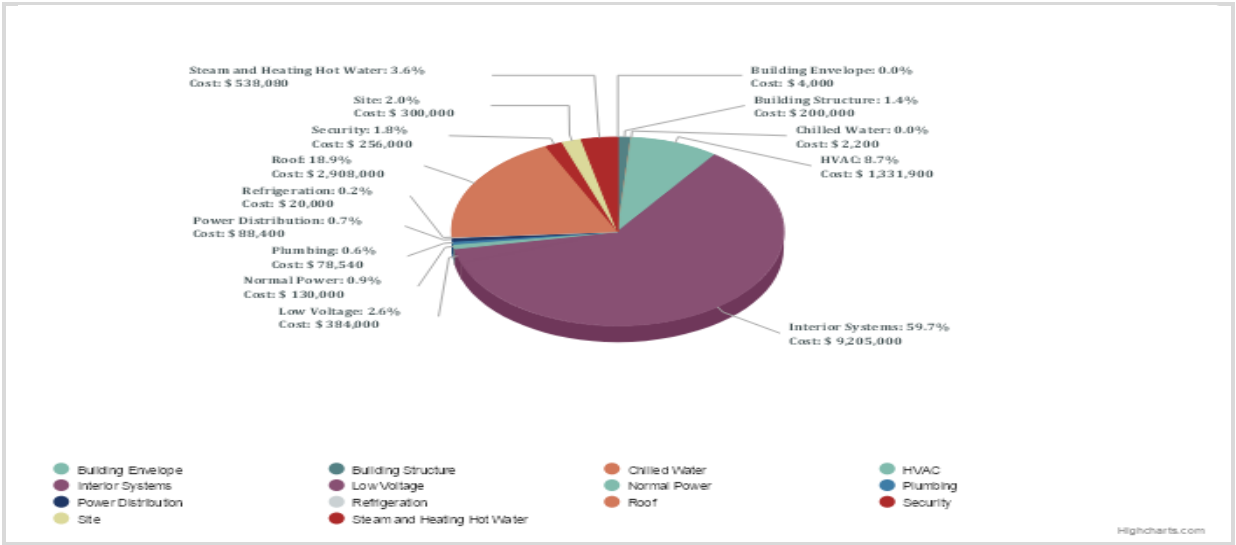
Facility Condition Index (FCI) and Extended Facility Condition Index (EFCI) are measures to understand the investment requirement in a building or group of buildings to properly perform their function. In the following graphic, DM = Deferred Maintenance, FC = Future Capital, CRV = Current Replacement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

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$3,843,570\ (DM)}{\$35,468,400\ (CRV)} = 0.1084$ (Fair)	$EFCI = \frac{\$15,446,120\ (DM + FC)}{\$35,468,400\ (CRV)} = 0.4355$ (Critical)



Capital Spending Plan by System

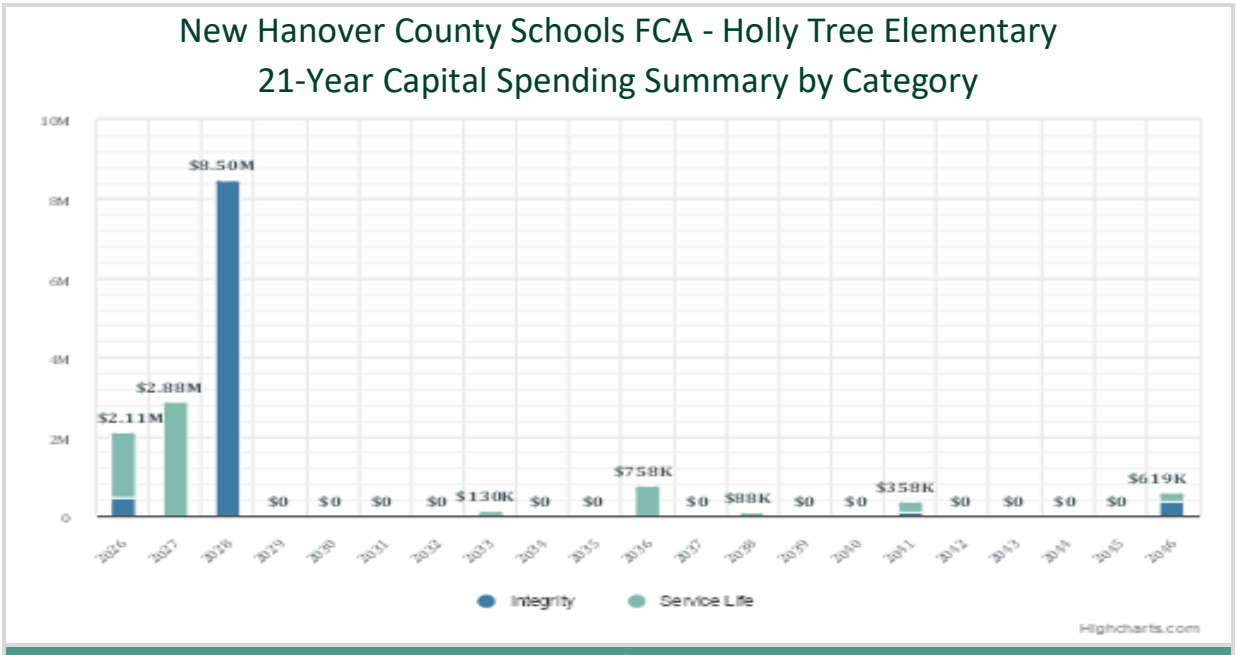
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TOTAL = $15.45M

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 = $15.45M

Integrity:	$9.43M-61.1%	Service Life:	$6.01M-38.9%

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Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
339-A-007	Refurbish interior finishes	2028	$8,061,000
339-A-012	Replace metal roof panels roofing	2027	$864,000
339-A-008	Replace metal roof panels roofing	2027	$864,000
339-A-002	Replace VCT Flooring	2026, 2046	$728,000
339-A-010	Replace metal roof panels roofing	2027	$702,000
SUBTOTAL			$11,219,000

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
339-E-007	Replace fire alarm control panel & battery cabinet & devices	2026, 2036	$384,000
339-E-001	Upgrade security alarm system	2026, 2041	$256,000
339-E-003	Replace main switchboard & main disconnect	2033	$130,000
339-E-010	Replace distribution panelboard PANEL RP2	2038	$31,200
339-E-006	Replace panelboard	2038	$11,700
SUBTOTAL			$812,900

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
339-M-006	Replace & upgrade building automation system	2026, 2036	$672,000
339-M-047	Replace Weil-McLain 88 Series Commercial Boiler	2026, 2046	$490,400
339-M-057	Replace split system indoor & outdoor unit CU-1	2026, 2041	$45,000
339-M-001	Replace split system indoor & outdoor unit	2026, 2041	$45,000
339-M-054	Replace split system indoor & outdoor unit	2026, 2041	$36,000
SUBTOTAL			$1,288,400

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