Executive Summary

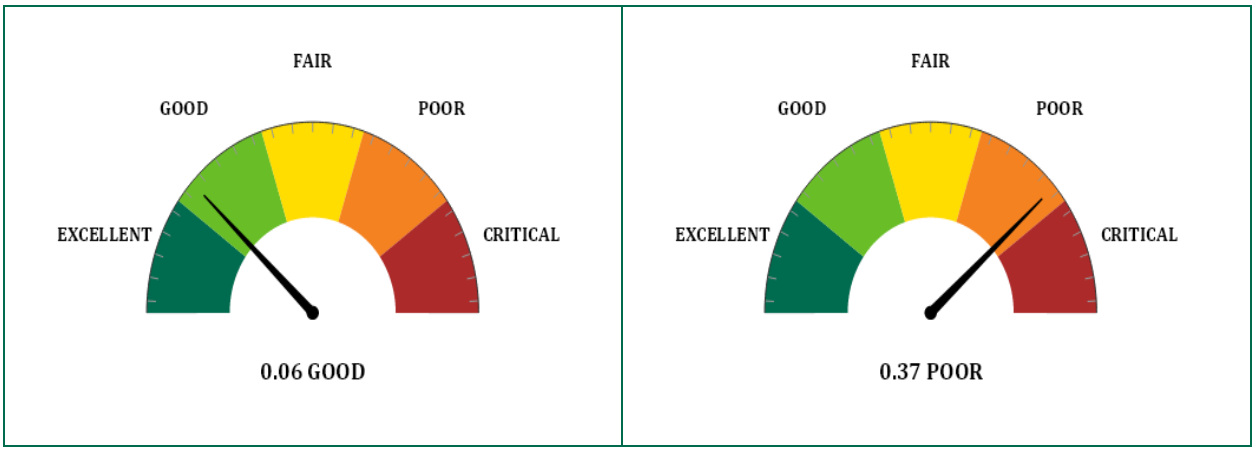
Scope

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

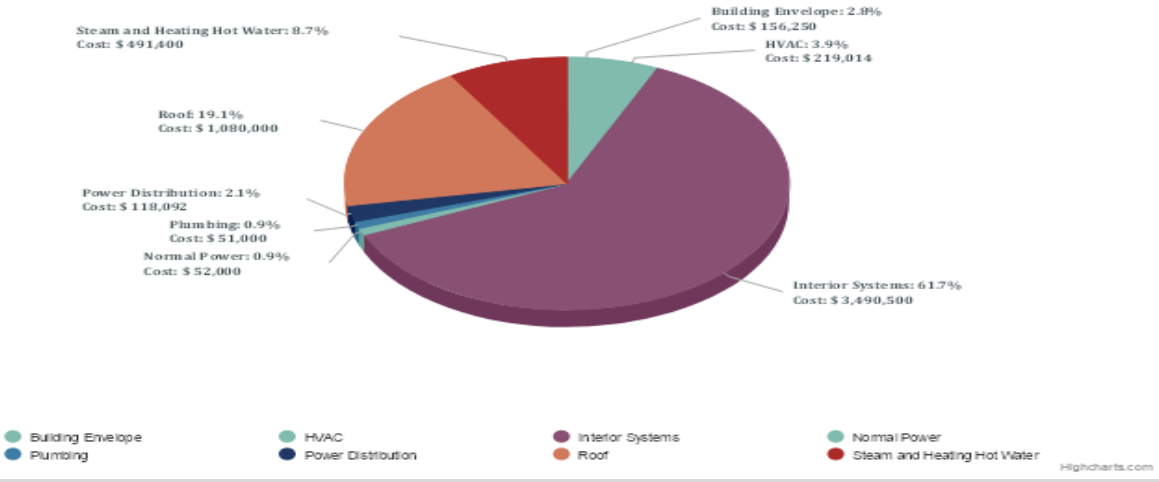
Facility Condition Index (FCI) and Extended Facility Condition Index (EFCI) are measures to understand the investment requirement in a building or group of buildings to properly perform their function. In the following graphic, DM = Deferred Maintenance, FC = Future Capital, CRV = Current Replacement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

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$922,506\ (DM)}{\$15,358,200\ (CRV)} = 0.0601$ (Good)	$EFCI = \frac{\$5,658,256\ (DM + FC)}{\$15,358,200\ (CRV)} = 0.3684$ (Poor)



Capital Spending Plan by System

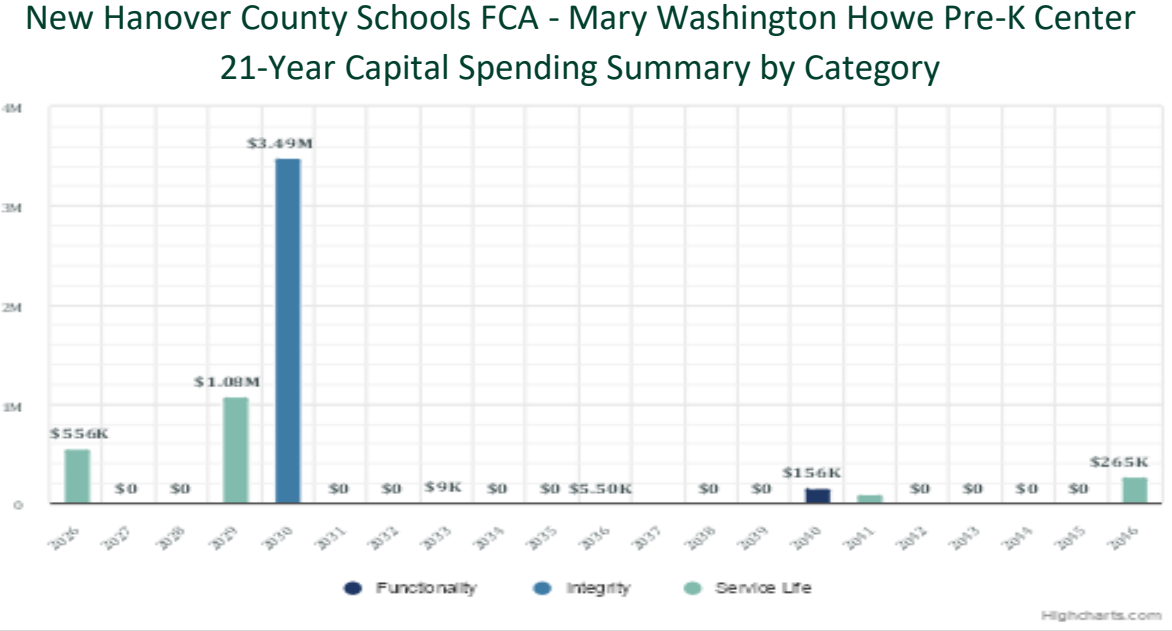
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TOTAL = $5.66M

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 = $5.66M

Functionality:	$156K-2.8%	Integrity:	$3.49M-61.7%
Service Life:	$2.01M-35.5%		

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Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
840-A-002	Refurbish interior finishes	2030	$3,490,500
840-A-010	Replace BUR-asphalt roofing sector A1	2029	$230,000
840-A-006	Replace BUR-asphalt roofing sector A5	2029	$166,000
840-A-001	Replace single-pane exterior windows w/ double-pane insulated units	2040	$156,250
840-A-003	Replace BUR-asphalt roofing sector A2	2029	$127,000
SUBTOTAL			$4,169,750

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
840-E-010	Replace unknown panelboard utility 1	2026	$83,200
840-E-013	Replace Eaton switchboard MDP	2026	$52,000
840-E-019	Replace Square D panelboard L3	2026	$11,700
840-E-020	Replace Square D panelboard PL1	2026	$11,700
840-E-001	Replace Square D panelboard L2	2026	$6,500
SUBTOTAL			$165,100

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
840-M-021	Replace Weil-McLain hot water boiler 2	2026, 2046	$490,400
840-M-019	Replace Zurn backflow preventer 1	2026, 2046	$40,000
840-M-020	Replace Trane packaged air conditioner unit RTU-02	2026, 2041	$33,750
840-M-025	Replace Trane packaged air conditioner unit AC-1	2026, 2041	$31,500
840-M-027	Replace Trane packaged air conditioner unit RTU-05	2026, 2041	$31,500
SUBTOTAL			$627,150

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