Executive Summary

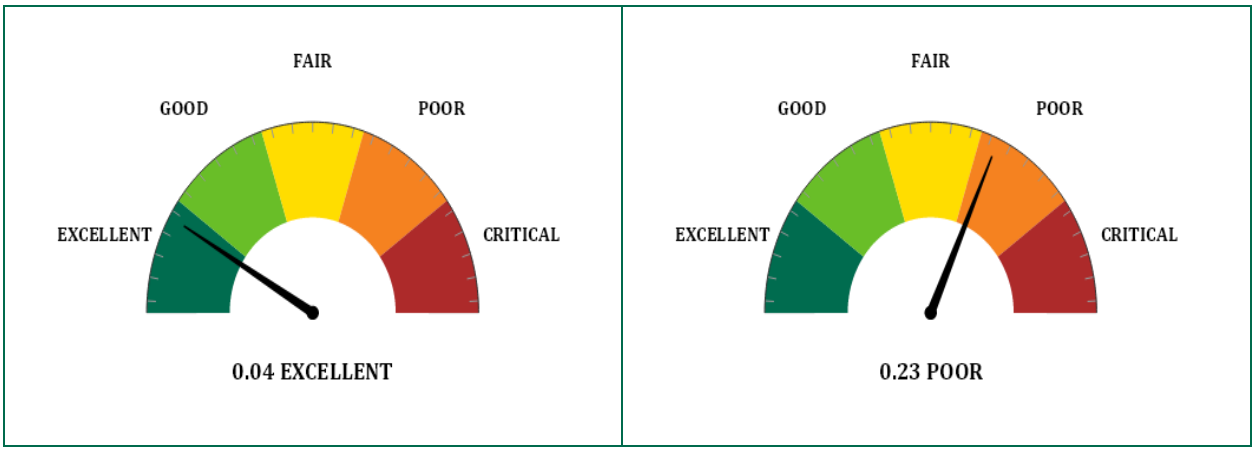
Scope

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

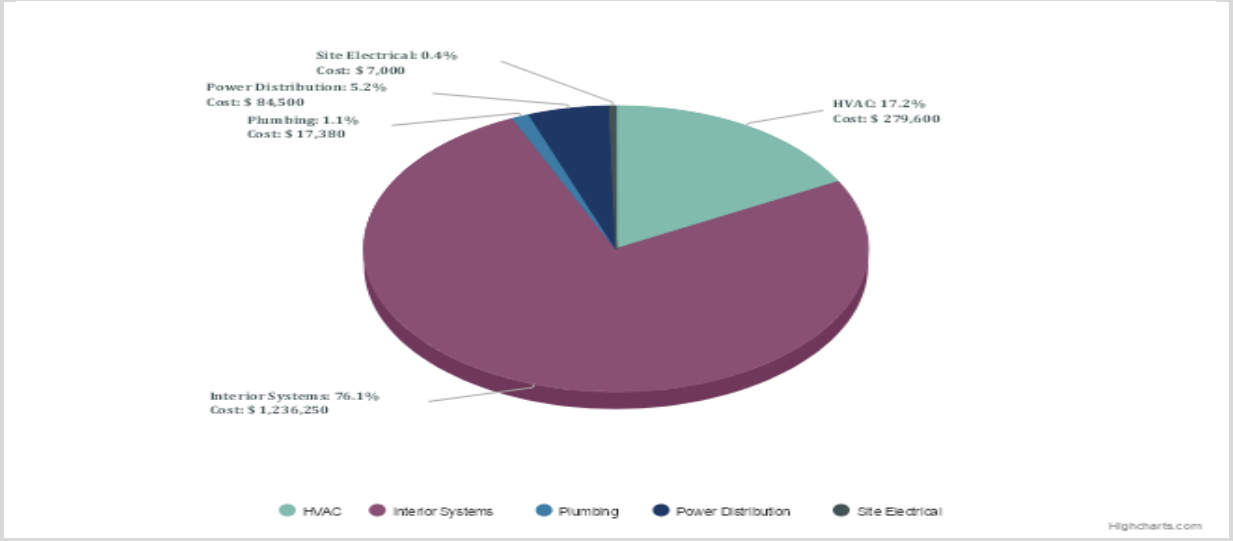
Facility Condition Index (FCI) and Extended Facility Condition Index (EFCI) are measures to understand the investment requirement in a building or group of buildings to properly perform their function. In the following graphic, DM = Deferred Maintenance, FC = Future Capital, CRV = Current Replacement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

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$292{,}180\ (DM)}{\$6{,}923{,}000\ (CRV)} = 0.0422$ (Excellent)	$EFCI = \frac{\$1{,}624{,}730\ (DM + FC)}{\$6{,}923{,}000\ (CRV)} = 0.2347$ (Poor)



Capital Spending Plan by System

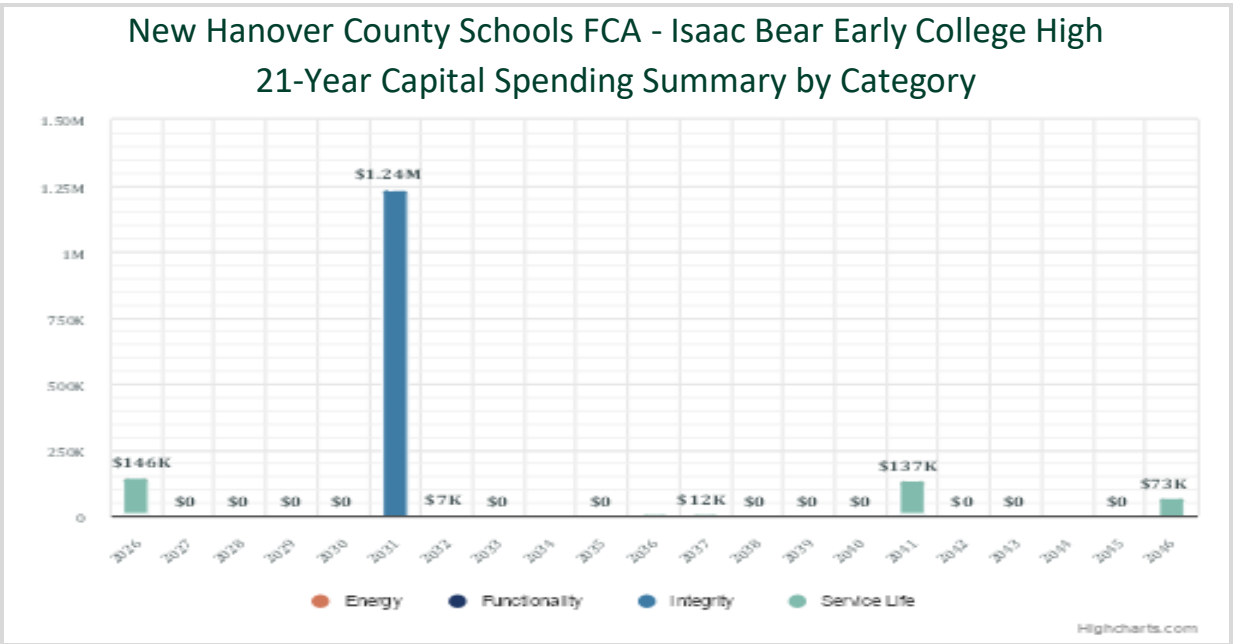
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TOTAL = $1.62M

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 = $1.62M

Energy:	$7K-0.4%	Functionality:	$24K-1.5%
Integrity:	$1.24M-76.1%	Service Life:	$357K-22.0%

Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
340-A-001	Refurbish interior finishes	2031	$1,236,250
SUBTOTAL			$1,236,250

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
340-E-014	Replace Eaton panelboard Unit 2	2046	$20,800
340-E-009	Replace Eaton panelboard Unit 3	2046	$20,800
340-E-013	Replace GE panelboard MDP	2037	$11,700
340-E-012	Replace Eaton panelboard Unit 1	2046	$10,400
340-E-011	Replace Centron electrical utility meter 1	2032	$7,000
SUBTOTAL			$70,700

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
340-M-011	Replace Bard wall-mount PTAC 5	2026, 2041	$24,000
340-M-010	Replace Bard wall-mount PTAC 6	2026, 2041	$24,000
340-M-008	Replace Bard wall-mount PTAC 7	2026, 2041	$24,000
340-M-015	Replace Bard wall-mount PTAC 8	2026, 2041	$24,000
340-M-014	Replace Bard wall-mount PTAC 9	2026, 2041	$24,000
SUBTOTAL			$120,000

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