Executive Summary

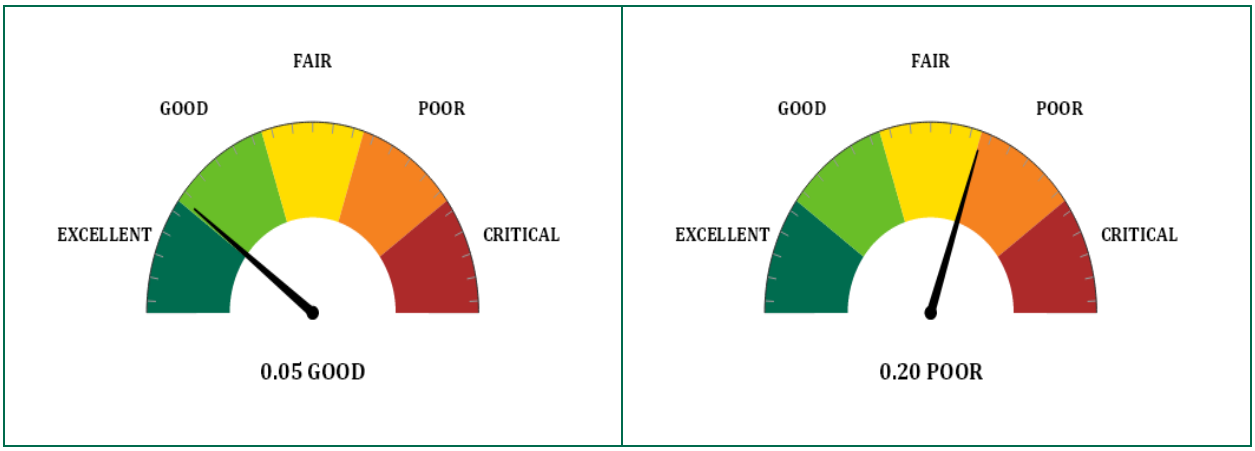
Scope

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

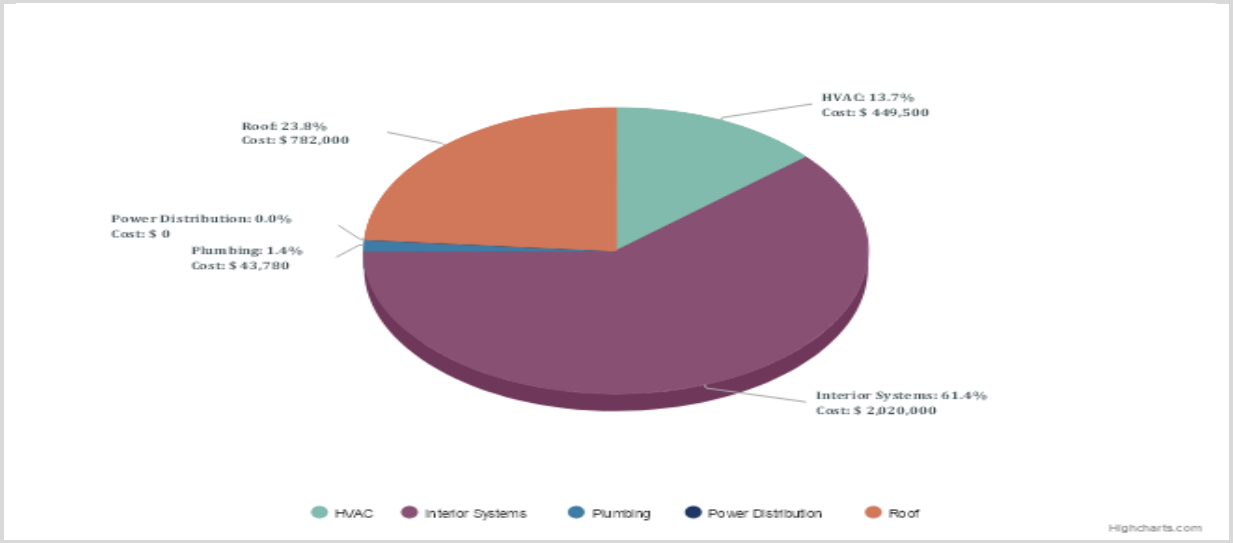
Facility Condition Index (FCI) and Extended Facility Condition Index (EFCI) are measures to understand the investment requirement in a building or group of buildings to properly perform their function. In the following graphic, DM = Deferred Maintenance, FC = Future Capital, CRV = Current Replacement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

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$845{,}780\ (DM)}{\$16{,}265{,}900\ (CRV)} = 0.052\ (Good)$	$EFCI = \frac{\$3{,}295{,}280\ (DM + FC)}{\$16{,}265{,}900\ (CRV)} = 0.2026\ (Poor)$



Capital Spending Plan by System

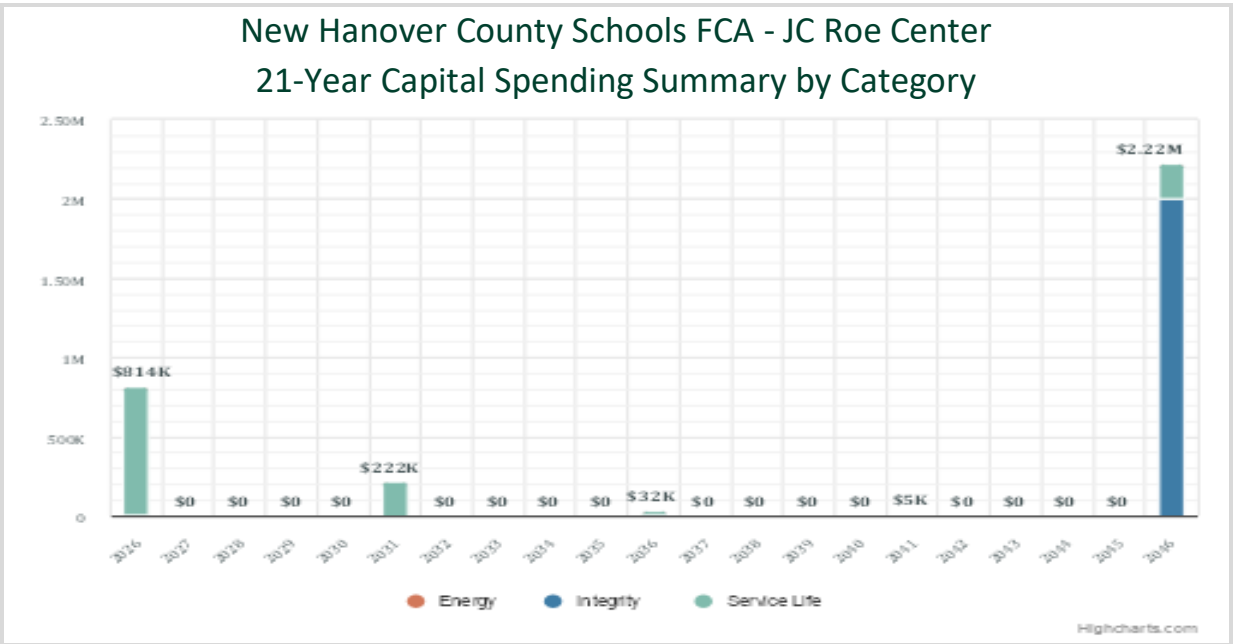
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TOTAL = $3.30M

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 = $3.30M

Energy:	$5K-0.2%	Integrity:	$2.02M-61.3%
Service Life:	$1.27M-38.5%		

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Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
842-A-002	Refurbish interior finishes	2046	$2,000,000
842-A-003	Replace KEE roofing sector A1	2026	$700,000
842-A-004	Replace KEE roofing sector A2	2026	$63,000
842-A-001	Restore & repaint J.C. ROE logo & marine scene wall mural	2026, 2036	$20,000
842-A-005	Replace KEE roofing sector A3	2026	$16,000
SUBTOTAL			$2,799,000

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
842-E-001	Replace main distribution panel	NA	$0
842-E-002	Replace Siemens panelboard D1	NA	$0
SUBTOTAL			$0

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
842-M-005	Replace State Industries water heater 1	2026, 2036	$26,180
842-M-033	Replace Bard wall-mount PTAC 10	2031, 2046	$24,000
842-M-007	Replace Bard wall-mount PTAC PHP-118A	2031, 2046	$24,000
842-M-019	Replace Bard wall-mount PTAC PHP-103	2031, 2046	$24,000
842-M-051	Replace Bard wall-mount PTAC 3	2031, 2046	$24,000
SUBTOTAL			$122,180

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