Executive Summary

Scope

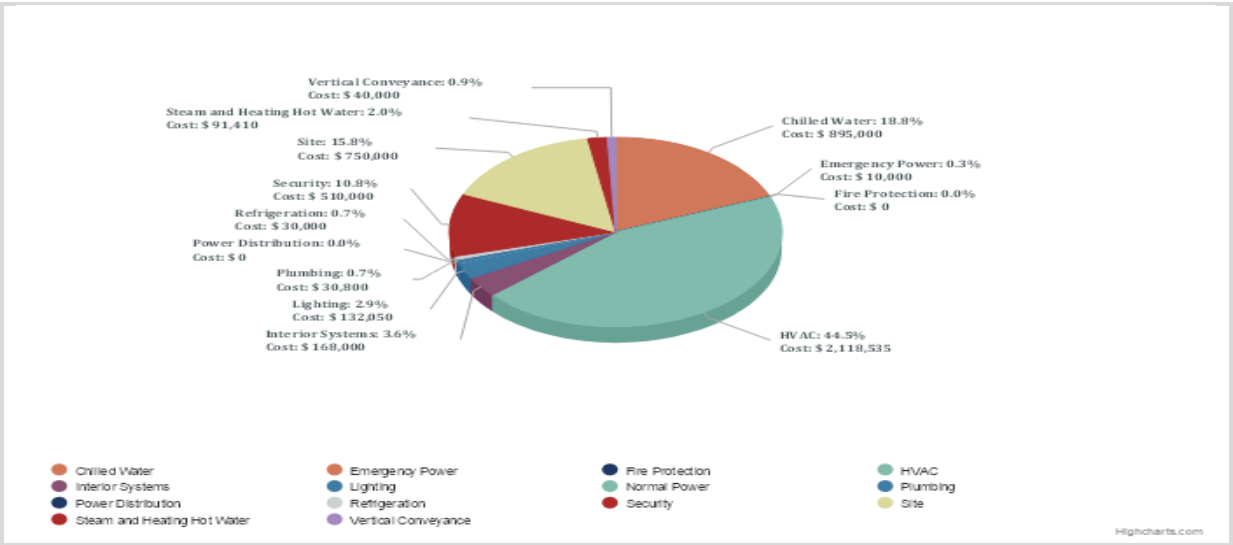
The assessment information for **Building A** which follows includes a survey of the site, building envelope, interior finishes, mechanical, plumbing, electrical, and low voltage systems. The purpose of this assessment is to evaluate and identify the major building systems and equipment deficiencies 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
$FCI = \frac{\$0\ (DM)}{\$47,189,450\ (CRV)} = 0.0$ (Excellent)	$EFCI = \frac{\$4,775,795\ (DM + FC)}{\$47,189,450\ (CRV)} = 0.1012$ (Fair)

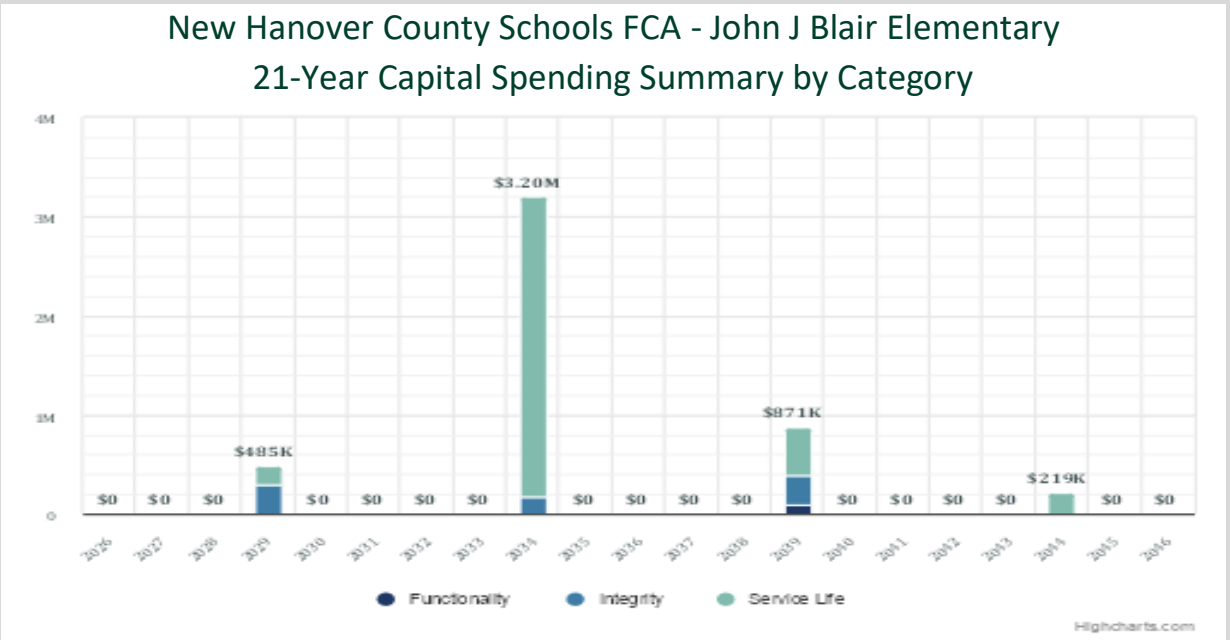
Capital Spending Plan by System



TOTAL = $4.78M

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 = $4.78M			
Functionality:	$96K-2.0%	Integrity:	$770K-16.1%
Service Life:	$3.91M-81.9%		

Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
341-A-001	Replace playground equipment	2029, 2039	$300,000
341-A-002	Replace playground equipment	2029, 2039	$300,000
341-A-005	Replace vinyl composition tile (VCT) flooring	2039	$168,000
341-A-004	Replace playground equipment	2034	$150,000
341-A-006	Refurbish interior finishes	NA	$0
SUBTOTAL			$918,000

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
341-E-030	Upgrade CCTV system & increase coverage	2029, 2039	$340,000
341-E-012	Replace Honeywell/Ademco Expander Module	2034	$170,000
341-E-026	Replace lighting inverter cabinet	2039	$84,000
341-E-021	Modernize elevator machinery & controls	2044	$40,000
341-E-031	Replace exterior LED wall pack light fixtures	2039	$28,050
SUBTOTAL			$662,050

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
341-M-076	Replace water-source heat pump (WSHP) WSHP-07	2034	$750,000
341-M-101	Replace & upgrade building automation system	2034	$450,450
341-M-083	Replace Evapco cooling tower CCC-01	2034	$440,000
341-M-080	Replace Evapco cooling tower CCC-02	2034	$440,000
341-M-096	Replace hot water boiler B-1	2039	$37,600
SUBTOTAL			$2,118,050

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