Executive Summary

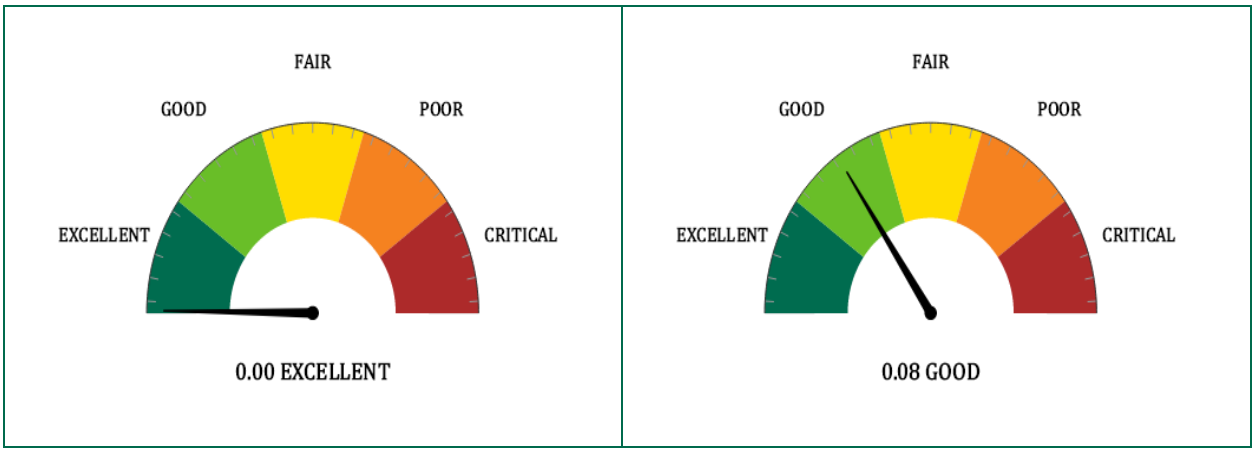
Scope

The assessment information for 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

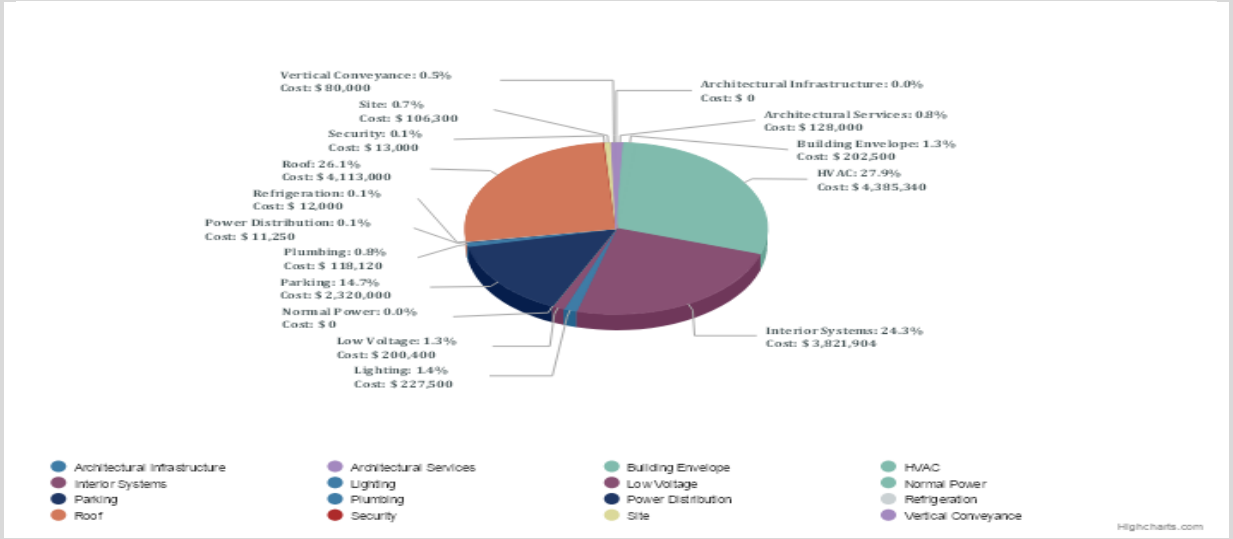
Facility Condition Index (FCI) and Extended Facility Condition Index (EFCI) are measures to understand the investment requirement in a building or group of buildings to properly perform their function. In the following graphic, DM = Deferred Maintenance, FC = Future Capital, CRV = Current Replacement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

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$195{,}000\ (DM)}{\$203{,}328{,}300\ (CRV)} = 0.001$ (Excellent)	$EFCI = \frac{\$15{,}739{,}314\ (DM + FC)}{\$203{,}328{,}300\ (CRV)} = 0.0774$ (Good)



Capital Spending Plan by System

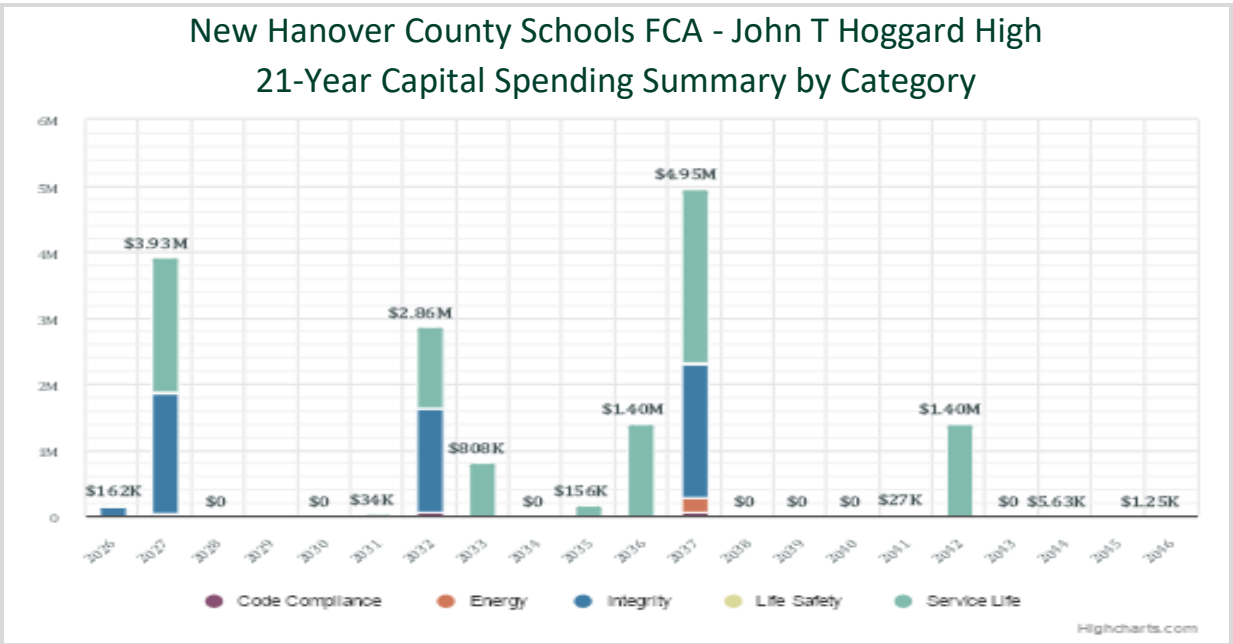
©2025 CBRE | TURNER & TOWNSEND PJM US LLC



TOTAL = $15.74M

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 = $15.74M			
Code Compliance:	$166K-1.1%	Energy:	$228K-1.4%
Integrity:	$5.55M-35.3%	Life Safety:	$41K-0.3%
Service Life:	$9.75M-62.0%		

Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
342A-A-001	Replace deteriorated concrete curb at parking islands & perimeter	2027, 2037	$1,620,000
342H-A-011	Refurbish laboratory workbenches & integrated sinks	2027, 2037	$1,560,000
342D-A-017	Replace mod-bit (SBS) roofing sector D2	2033	$798,000
342H-A-009	Refurbish laboratory finishes	2032	$780,000
342C-A-013	Replace mod-bit (SBS) roofing sector C1	2036	$614,000
SUBTOTAL			$5,372,000

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
342D-E-002	Replace interior lighting	2037	$227,500
342A-E-007	Replace fire alarm control panel & battery cabinet & devices	2027, 2037	$170,400
342B-E-034	Modernize passenger elevator machinery & controls	2042	$50,000
342MC9A-E-002	Replace fire alarm control panel & battery cabinet & devices	2027, 2037	$30,000
342B-E-025	Modernize passenger elevator machinery & controls	2042	$30,000
SUBTOTAL			$507,900

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
342D-M-004	Replace building automation system	2027, 2037	$2,982,000
342F-M-002	Replace packaged air conditioning unit RTU-A.2	2032	$70,000
342B-M-016	Replace split system indoor & outdoor unit HP-15	2032	$56,250
342MC9A-M-004	Replace packaged air conditioning unit RTU-17	2032	$52,500

©2025 CBRE | TURNER & TOWNSEND PJM US LLC

Id	Recommendation	Year(s)	Construction Cost
342E-M-002	Replace Carrier air handling unit AHU-8	2026, 2041	$45,000
SUBTOTAL			$3,205,750

©2025 CBRE | TURNER & TOWNSEND PJM US LLC