Executive Summary

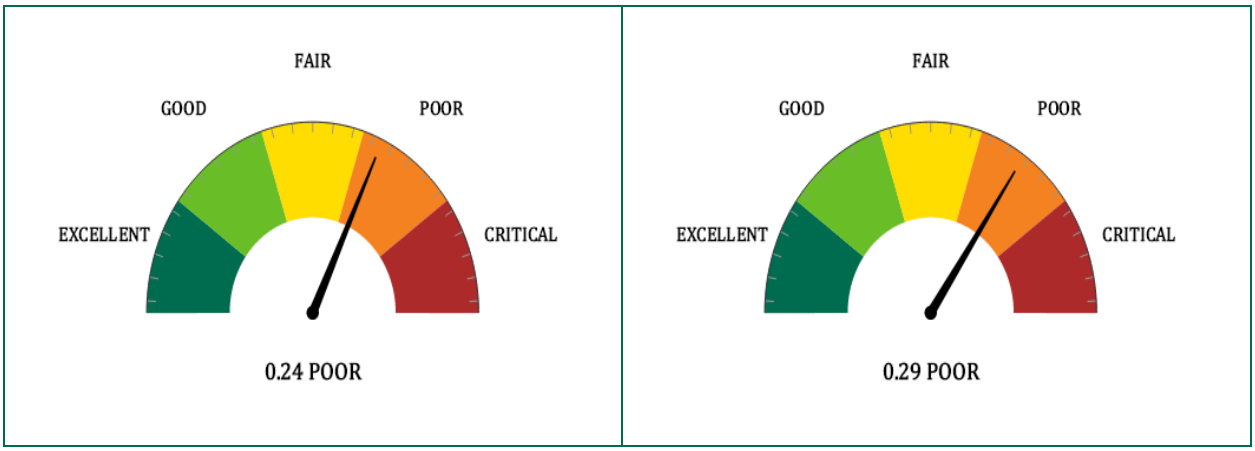
Scope

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

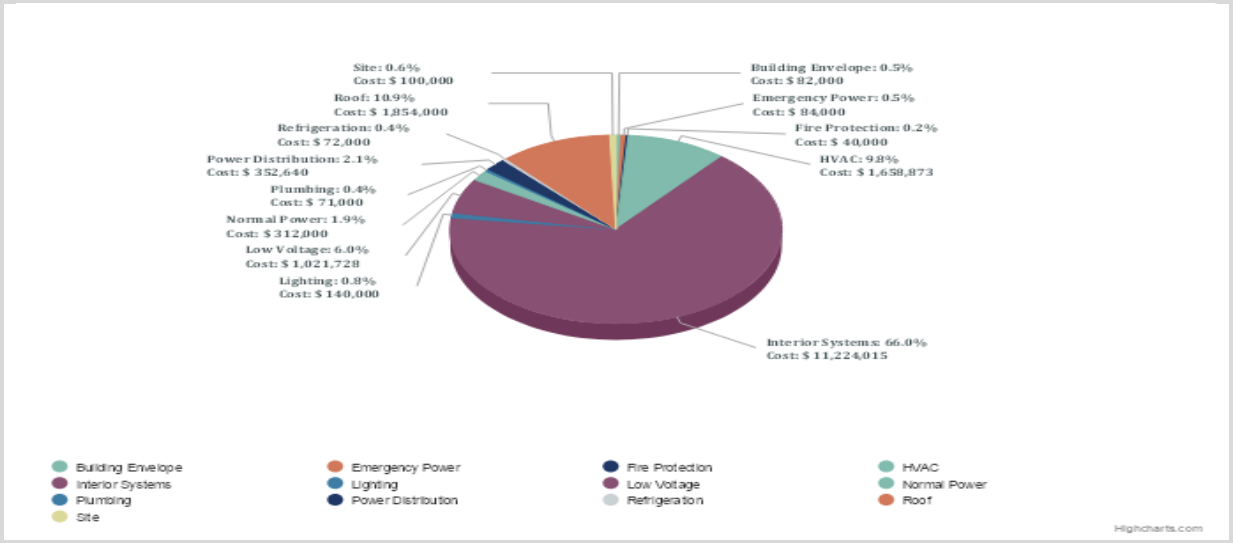
Facility Condition Index (FCI) and Extended Facility Condition Index (EFCI) are measures to understand the investment requirement in a building or group of buildings to properly perform their function. In the following graphic, DM = Deferred Maintenance, FC = Future Capital, CRV = Current Replacement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

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$13,950,938\ (DM)}{\$58,436,950\ (CRV)} = 0.2387\ (Poor)$	$EFCI = \frac{\$17,012,256\ (DM + FC)}{\$58,436,950\ (CRV)} = 0.2911\ (Poor)$



Capital Spending Plan by System

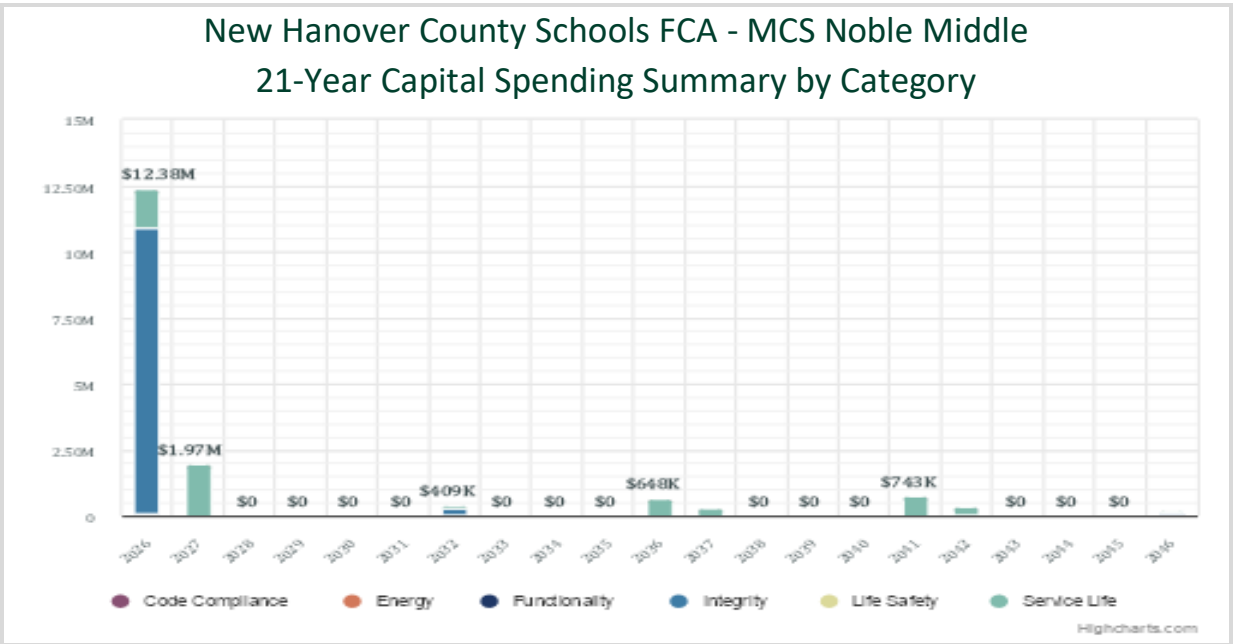
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TOTAL = $17.01M

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 = $17.01M

Code Compliance:	$90K-0.5%	Energy:	$169K-1.0%
Functionality:	$12K-0.1%	Integrity:	$11.11M-65.3%
Life Safety:	$1.73K-0.0%	Service Life:	$5.63M-33.1%

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Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
350A-A-011	Refurbish interior finishes	2026	$10,737,500
350A-A-018	Replace PVC roofing sector A15	2027	$511,000
350A-A-025	Replace PVC roofing sector A7	2027	$303,000
350A-A-012	Replace PVC roofing sector A1	2027	$285,000
350A-A-024	Replace PVC roofing sector A6	2027	$159,000
SUBTOTAL			$11,995,500

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
350A-E-009	Replace fire alarm control panel & alarm devices	2026, 2036	$510,000
350A-E-029	Replace fire alarm control panel & battery cabinet & devices	2026, 2036	$510,000
350A-E-016	Replace parking lot lighting with new LED luminaire	2026, 2046	$140,000
350A-E-020	Replace main switchboard section (2 of 3)	2037	$104,000
350A-E-018	Replace main switchboard section (1 of 3)	2037	$104,000
SUBTOTAL			$1,368,000

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
350A-M-008	Replace packaged air conditioning unit RTU-19	2026, 2041	$90,000
350A-M-020	Replace packaged air conditioning unit RTU-17	2026, 2041	$90,000
350A-M-053	Replace packaged air conditioning unit RTU-16	2026, 2041	$90,000
350A-M-006	Replace packaged air conditioning unit RTU-4	2026, 2041	$90,000
350A-M-009	Replace packaged air conditioning unit RTU-18	2026, 2041	$90,000
SUBTOTAL			$450,000

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