Executive Summary

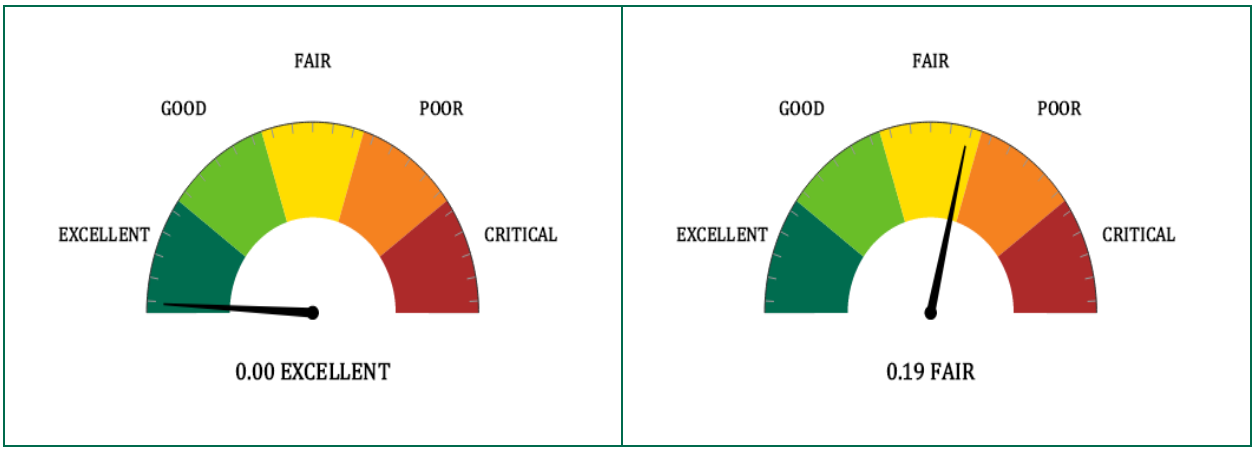
Scope

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

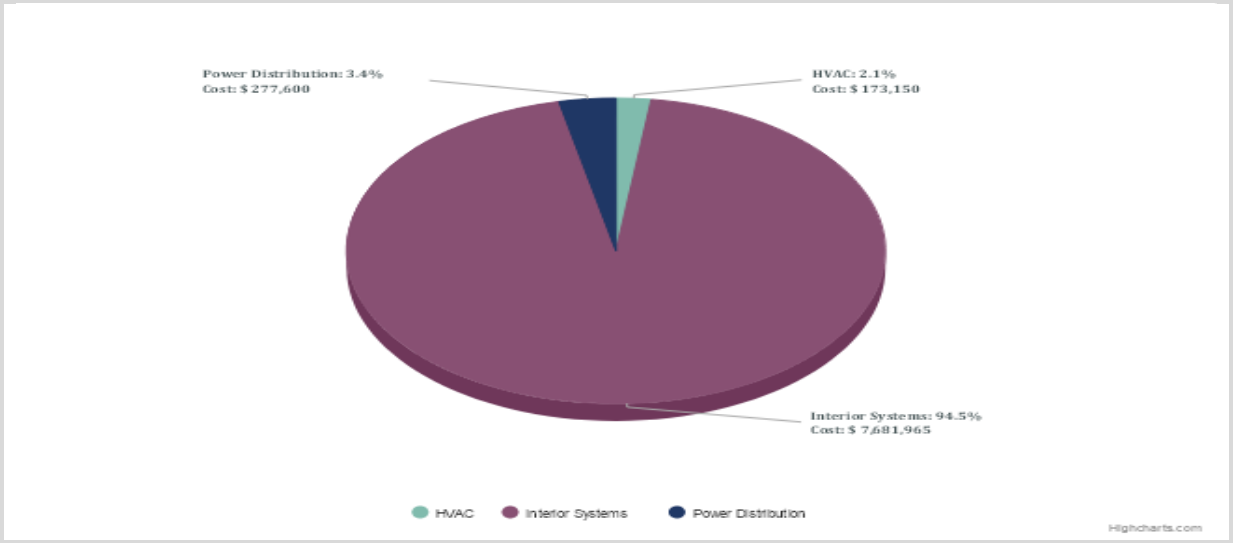
Facility Condition Index (FCI) and Extended Facility Condition Index (EFCI) are measures to understand the investment requirement in a building or group of buildings to properly perform their function. In the following graphic, DM = Deferred Maintenance, FC = Future Capital, CRV = Current Replacement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

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$173,150\ (DM)}{\$43,451,100\ (CRV)} = 0.004$ (Excellent)	$EFCI = \frac{\$8,132,715\ (DM + FC)}{\$43,451,100\ (CRV)} = 0.1872$ (Fair)



Capital Spending Plan by System

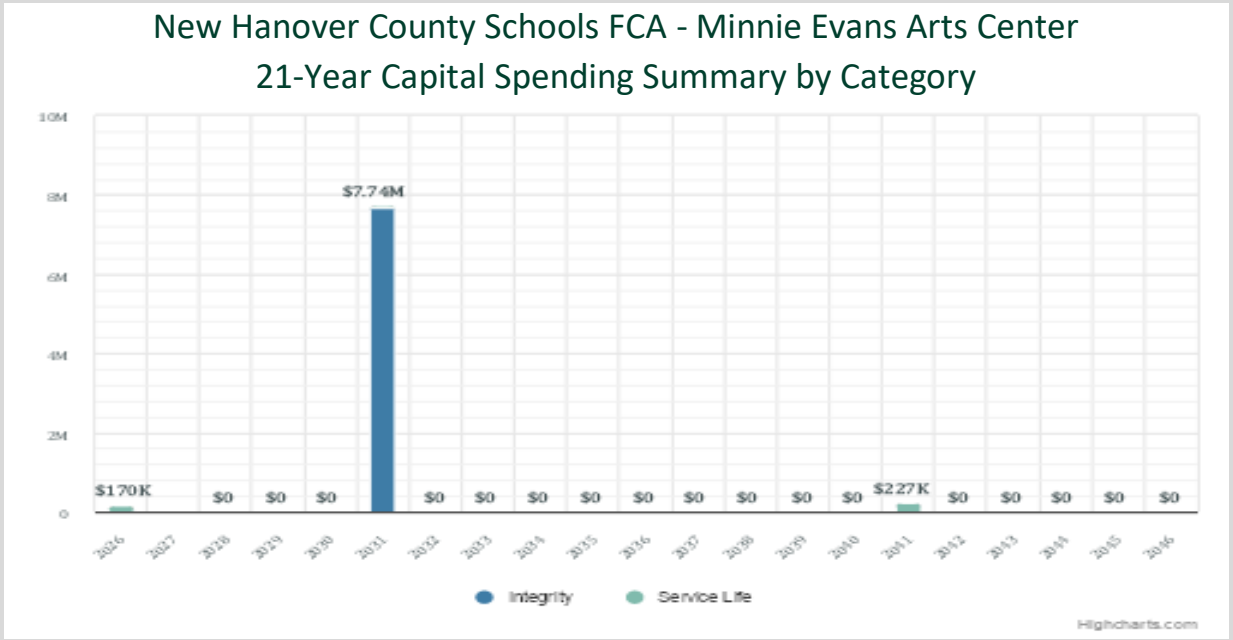
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TOTAL = $8.13M

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 = $8.13M

Integrity:	$7.68M-94.5%	Service Life:	$451K-5.5%

Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
327J1-A-001	Refurbish interior finishes	2031	$4,450,000
327K-A-001	Refurbish interior finishes	2031	$1,716,875
327L-A-001	Refurbish interior finishes	2031	$852,500
327J2-A-001	Refurbish interior finishes	2031	$579,000
327K2-A-001	Refurbish interior finishes	2031	$83,590
SUBTOTAL			$7,681,965

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
327J1-E-008	Replace distribution panel PADP	2041	$62,400
327J1-E-006	Replace panelboard PADP2	2041	$41,600
327J1-E-001	Replace distribution panel DDP	2041	$41,600
327J1-E-009	Replace 225 KVA transformer T15A	2031	$22,500
327J1-E-003	Replace 225 kVA transformer T6	2031	$22,500
SUBTOTAL			$190,600

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
327L-M-002	Replace York air handling unit AHU-80	2026	$16,000
327L-M-003	Replace York air handling unit AHU-83	2026	$16,000
327J2-M-003	Replace Witt air handling unit AHU-72	2026	$12,800
327L-M-004	Replace Witt air handling unit AHU-118	2026	$12,800
327J2-M-002	Replace Witt air handling unit AHU-78	2026	$12,800
SUBTOTAL			$70,400

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