Executive Summary

Scope

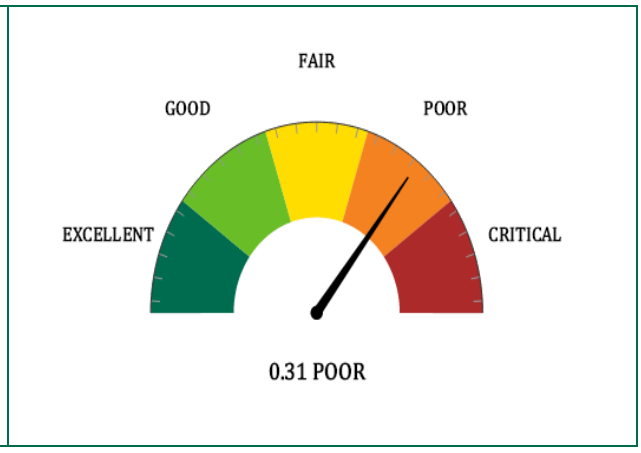
The assessment information for which follows includes a survey of the site, building envelope, interior finishes, mechanical, plumbing, electrical, and low voltage systems. The purpose of this assessment is to evaluate and identify the major building systems and equipment deficiencies which will require 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.

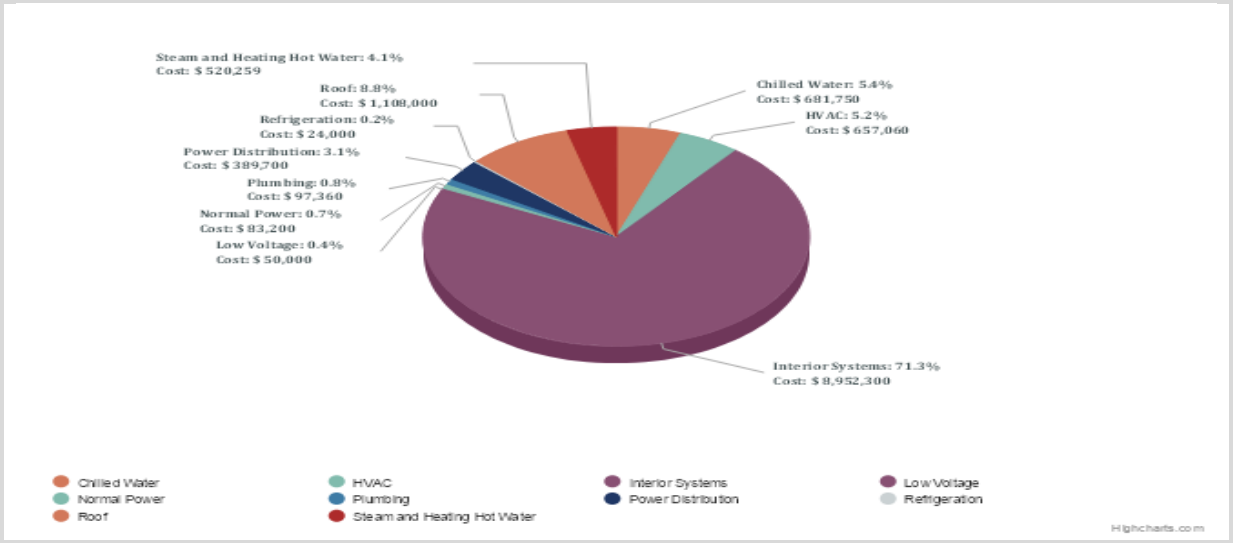
FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$1,493,234\ (DM)}{\$40,530,600\ (CRV)} = 0.0368$ (Excellent)	$EFCI = \frac{\$12,563,629\ (DM + FC)}{\$40,530,600\ (CRV)} = 0.31$ (Poor)





Capital Spending Plan by System

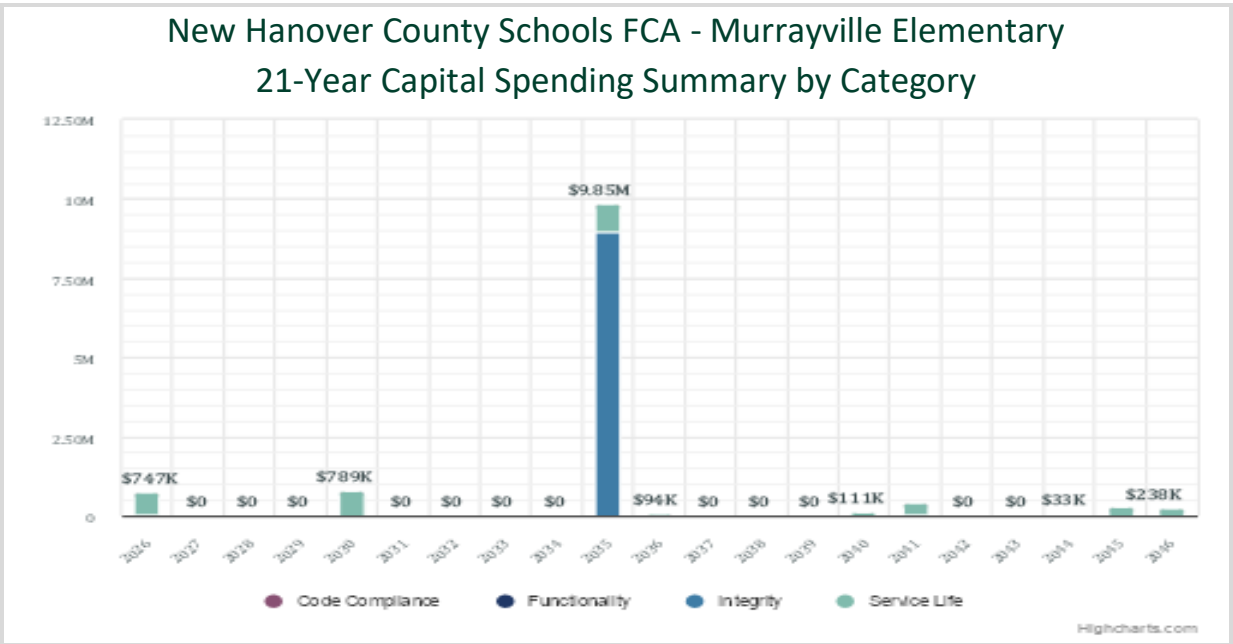
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TOTAL = $12.56M

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 = $12.56M

Code Compliance:	$10K-0.1%	Functionality:	$58K-0.5%
Integrity:	$8.95M-71.3%	Service Life:	$3.54M-28.2%

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Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
348A-A-005	Refurbish interior finishes	2035	$8,671,500
348A-A-008	Replace BUR hybrid roofing sector D1	2035	$327,000
348A-A-006	Replace BUR hybrid roofing sector C1	2035	$269,000
348A-A-007	Replace BUR hybrid roofing sector C2	2035	$127,000
348A-A-009	Replace BUR hybrid roofing sector D2	2035	$62,000
SUBTOTAL			$9,456,500

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
348A-E-013	Replace GE switchboard MSB	2040	$83,200
348A-E-015	Replace GE panelboard MDP	2045	$62,400
348A-E-020	Replace transformer 12PX88	2035	$50,000
348A-E-028	Replace fire alarm control panel	2026, 2036	$50,000
348A-E-016	Replace GE panelboard ALDP	2045	$31,200
SUBTOTAL			$276,800

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
348A-M-026	Replace Daikin chiller CH-02	2026, 2041	$454,500
348A-M-015	Replace Daikin chiller CH-01	2030	$227,250
348A-M-033	Replace Lochinvar hot water boiler B-2	2026, 2046	$200,000
348A-M-014	Replace Carrier central station air handler AHU-6	2030	$105,600
348A-M-031	Replace Lochinvar hot water boiler B-4	2026, 2046	$79,800
SUBTOTAL			$1,067,150

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