Executive Summary

Scope

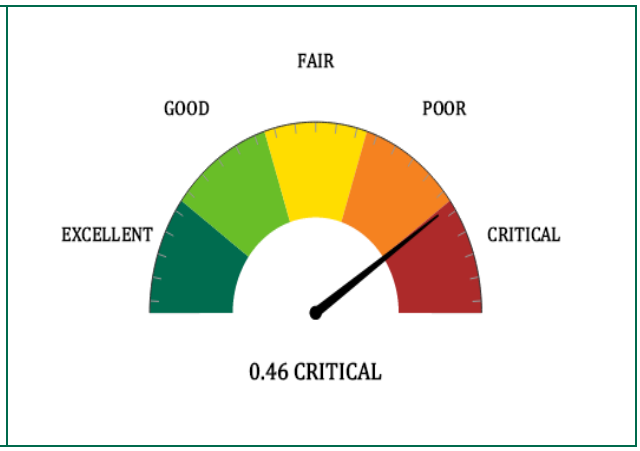
The assessment information for which follows includes a survey of the site, building envelope, interior finishes, mechanical, plumbing, electrical, and low voltage systems. The purpose of this assessment is to evaluate and identify the major building systems and equipment deficiencies which will require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

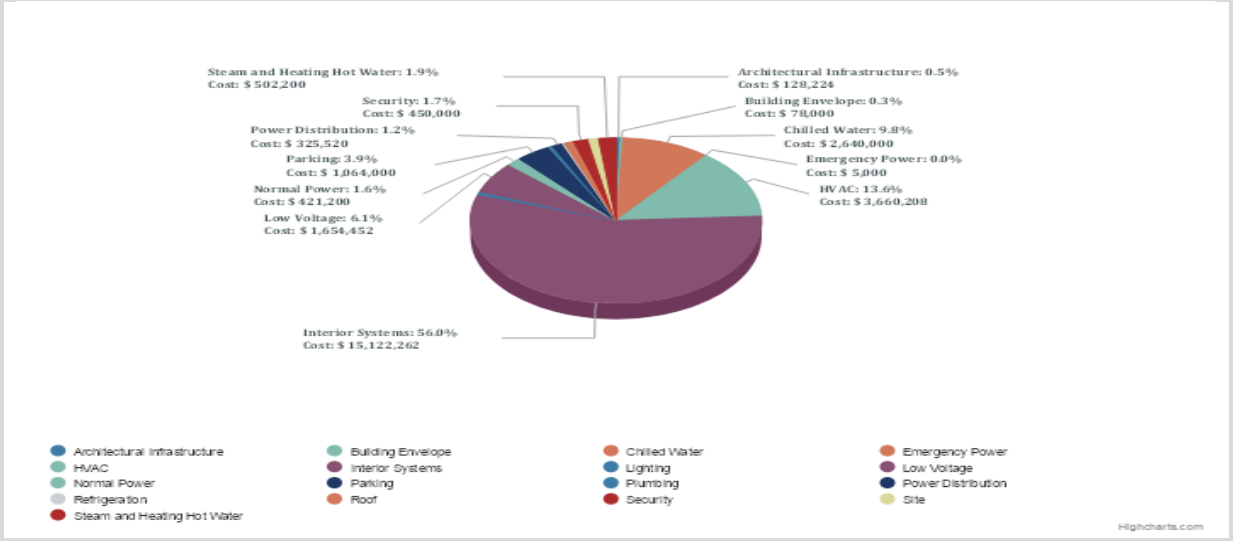
FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$14,856,188\ (DM)}{\$58,982,300\ (CRV)} = 0.2519$ (Poor)	$EFCI = \frac{\$26,962,426\ (DM + FC)}{\$58,982,300\ (CRV)} = 0.4571$ (Critical)





Capital Spending Plan by System

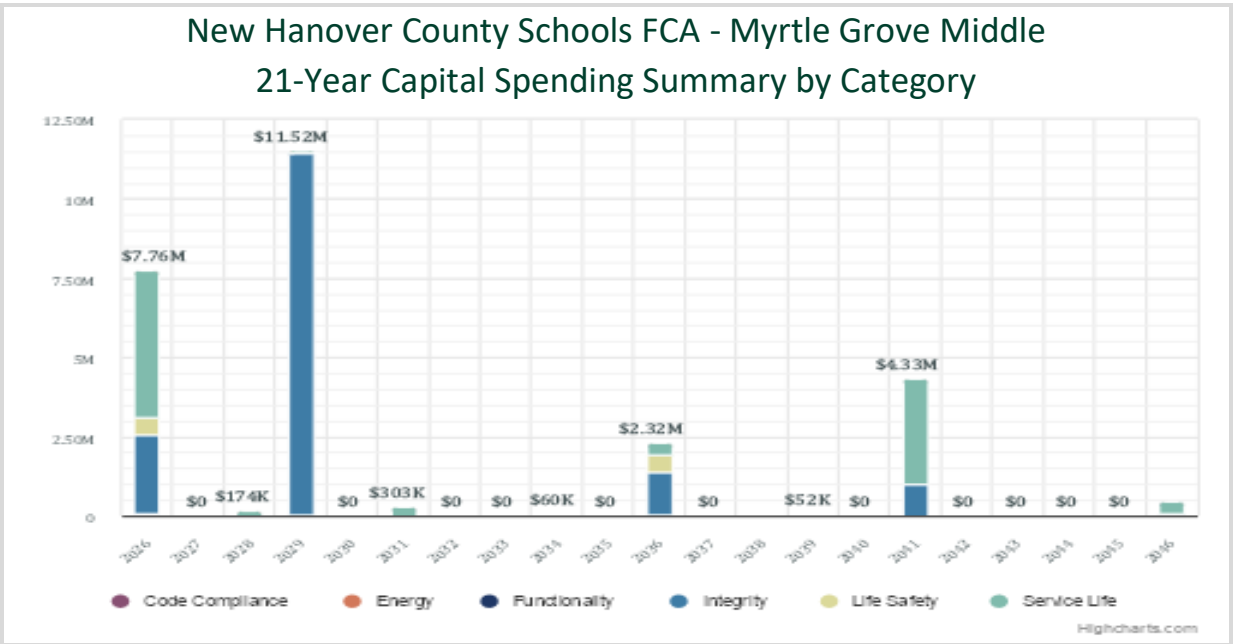
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TOTAL = $26.96M

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 = $26.96M

Code Compliance:	$225K-0.8%	Energy:	$20K-0.1%
Functionality:	$15K-0.1%	Integrity:	$16.33M-60.6%
Life Safety:	$1.09M-4.1%	Service Life:	$9.28M-34.4%

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Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
351C-A-011	Refurbish interior finishes	2029	$2,305,125
351D-A-004	Refurbish interior finishes	2029	$1,711,000
351A-A-011	Refurbish interior finishes	2029	$1,637,500
351E-A-003	Refurbish interior finishes	2029	$1,631,625
351G-A-005	Refurbish interior finishes	2029	$1,445,000
SUBTOTAL			$8,730,250

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
351B-E-001	Replace fire alarm control panel & alarm devices	2026, 2036	$544,452
351C-E-003	Replace fire alarm control panel & alarm devices	2026, 2036	$540,000
351A-E-006	Replace fire alarm control panel & battery cabinet & devices	2026, 2036	$540,000
351A-E-022	Upgrade security system	2026, 2041	$360,000
351A-E-016	Replace main switchboard section (2 of 3)	2026	$130,000
SUBTOTAL			$2,114,452

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
351A-M-019	Replace water-source heat pump (WSHP) AC-14	2026, 2041	$2,300,000
351A-M-009	Replace cooling tower CCC-01	2026, 2041	$880,000
351A-M-032	Replace cooling tower CCC-02	2026, 2041	$880,000
351A-M-031	Replace cooling tower CCC-03	2026, 2041	$880,000
351A-M-007	Replace hot water boiler B-1	2026, 2046	$217,600
SUBTOTAL			$5,157,600

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