Executive Summary

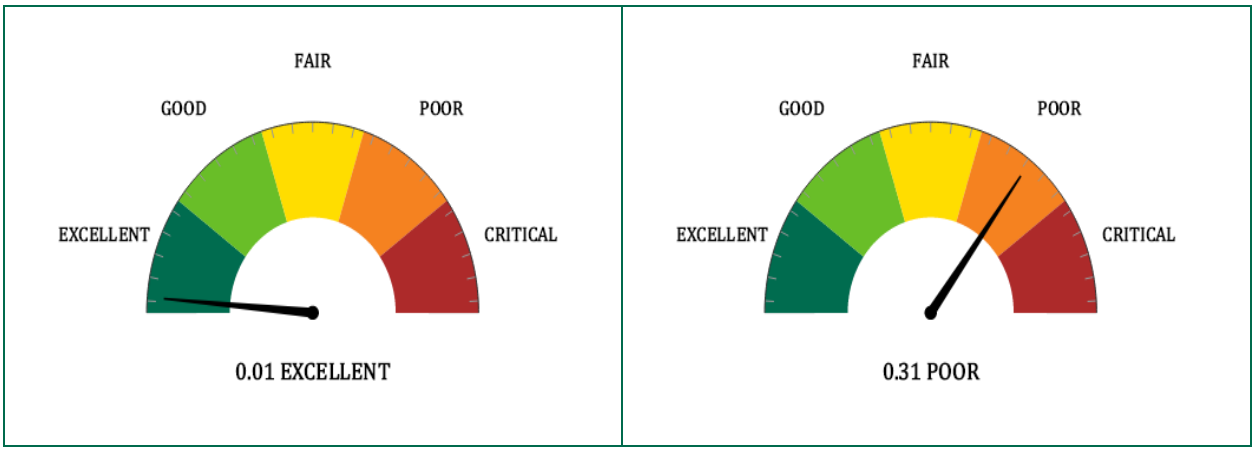
Scope

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

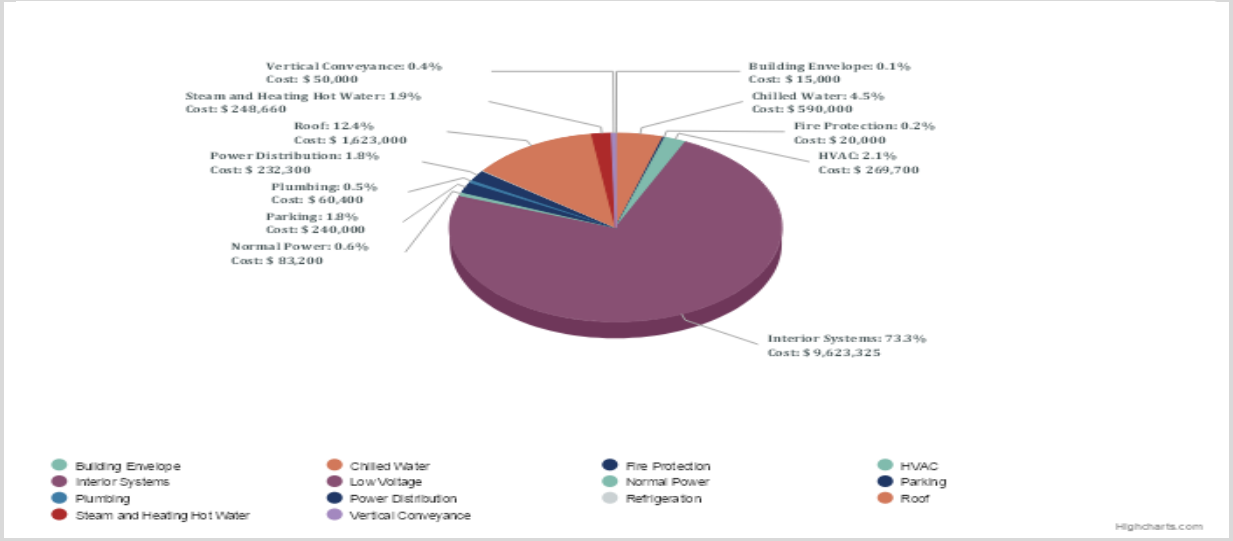
Facility Condition Index (FCI) and Extended Facility Condition Index (EFCI) are measures to understand the investment requirement in a building or group of buildings to properly perform their function. In the following graphic, DM = Deferred Maintenance, FC = Future Capital, CRV = Current Replacement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

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$279{,}700\ (DM)}{\$42{,}838{,}950\ (CRV)} = 0.0065$ (Excellent)	$EFCI = \frac{\$13{,}117{,}585\ (DM + FC)}{\$42{,}838{,}950\ (CRV)} = 0.3062$ (Poor)



Capital Spending Plan by System

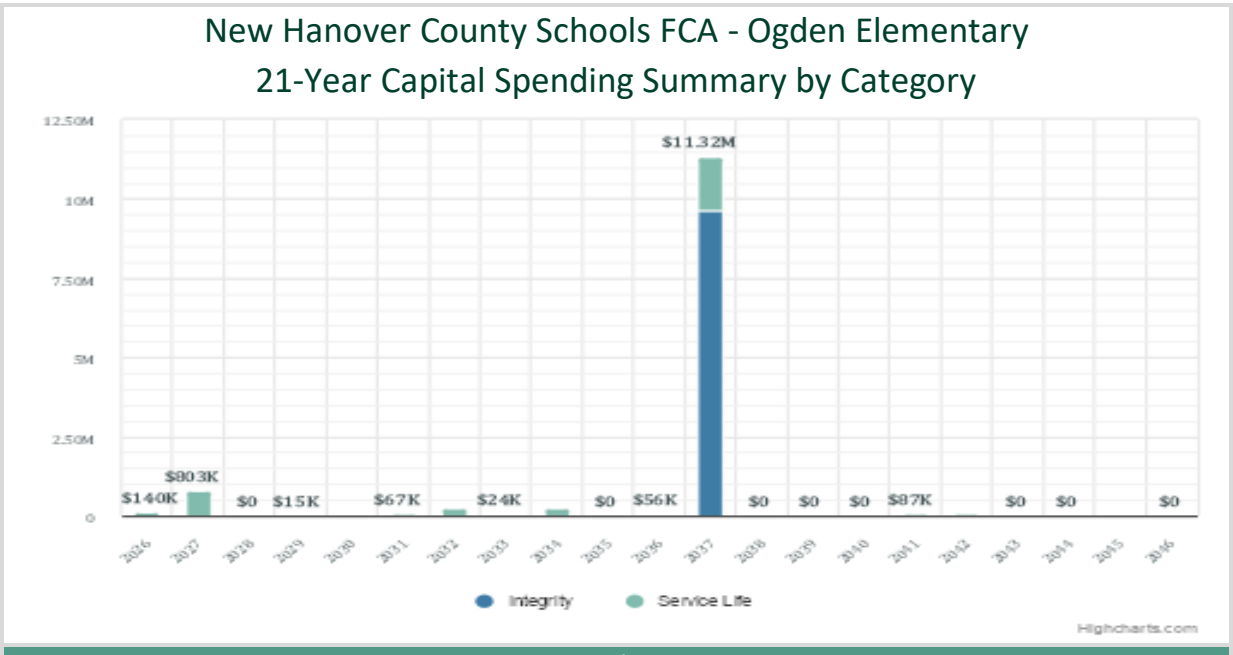
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TOTAL = $13.12M

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 = $13.12M

Integrity:	$9.62M-73.4%	Service Life:	$3.49M-26.6%

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Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
356A-A-001	Refurbish interior finishes	2037	$9,501,125
356A-A-005	Replace BUR hybrid roofing sector A2	2037	$578,000
356A-A-008	Replace BUR hybrid roofing sector A5	2037	$253,000
356A-A-002	Refurbish asphalt parking lot	2034	$240,000
356A-A-006	Replace BUR hybrid roofing sector A3	2037	$187,000
SUBTOTAL			$10,759,125

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
356A-E-018	Replace Square D switchboard MSB	2042	$83,200
356A-E-041	Modernize Schindler elevator power unit 1	2032	$50,000
356A-E-001	Replace fire alarm control panel	2026, 2036	$50,000
356A-E-028	Replace Honeywell VFD AHU-10	2026, 2041	$14,000
356A-E-022	Replace ABB VFD AHU-5	2026, 2041	$14,000
SUBTOTAL			$211,200

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
356A-M-004	Replace York chiller CH-1	2027	$550,000
356A-M-016	Replace Lochinvar hot water boiler 3	2027	$50,000
356A-M-013	Replace Lochinvar hot water boiler 1	2027	$50,000
356A-M-014	Replace Lochinvar hot water boiler Leader	2027	$50,000
356A-M-015	Replace Lochinvar hot water boiler 2	2027	$50,000
SUBTOTAL			$750,000

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