Executive Summary

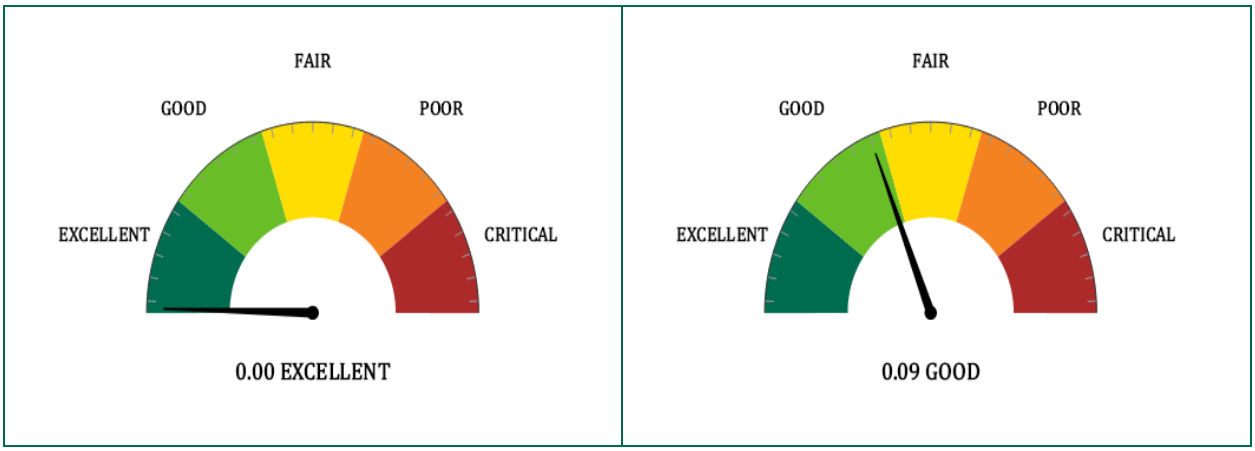
Scope

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

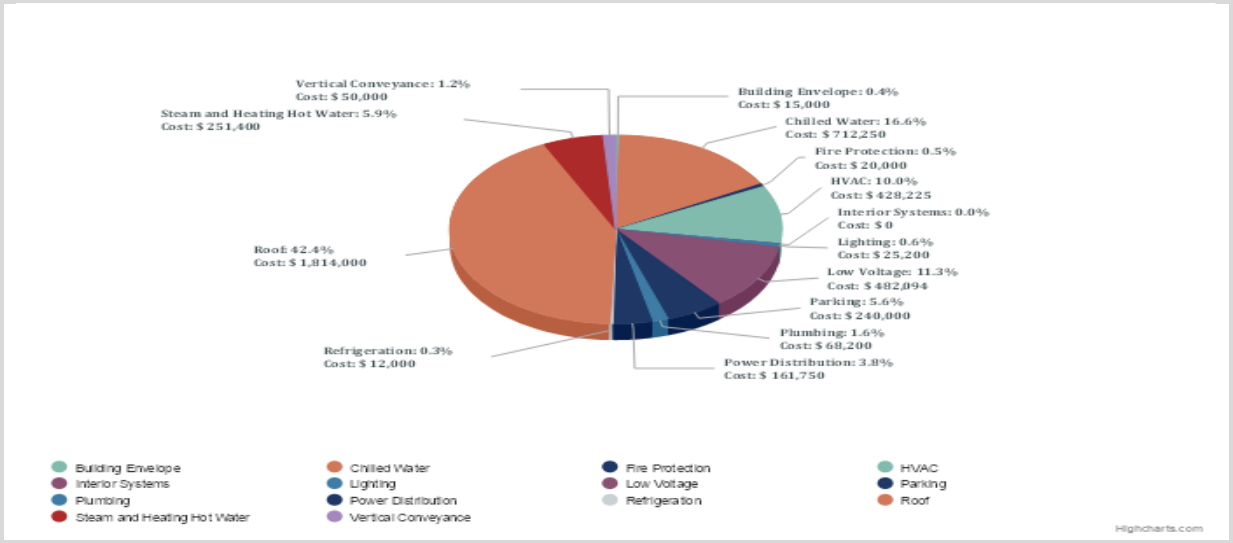
Facility Condition Index (FCI) and Extended Facility Condition Index (EFCI) are measures to understand the investment requirement in a building or group of buildings to properly perform their function. In the following graphic, DM = Deferred Maintenance, FC = Future Capital, CRV = Current Replacement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

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$82,400\ (DM)}{\$45,115,950\ (CRV)} = 0.0018$ (Excellent)	$EFCI = \frac{\$4,280,119\ (DM + FC)}{\$45,115,950\ (CRV)} = 0.0949$ (Good)



Capital Spending Plan by System

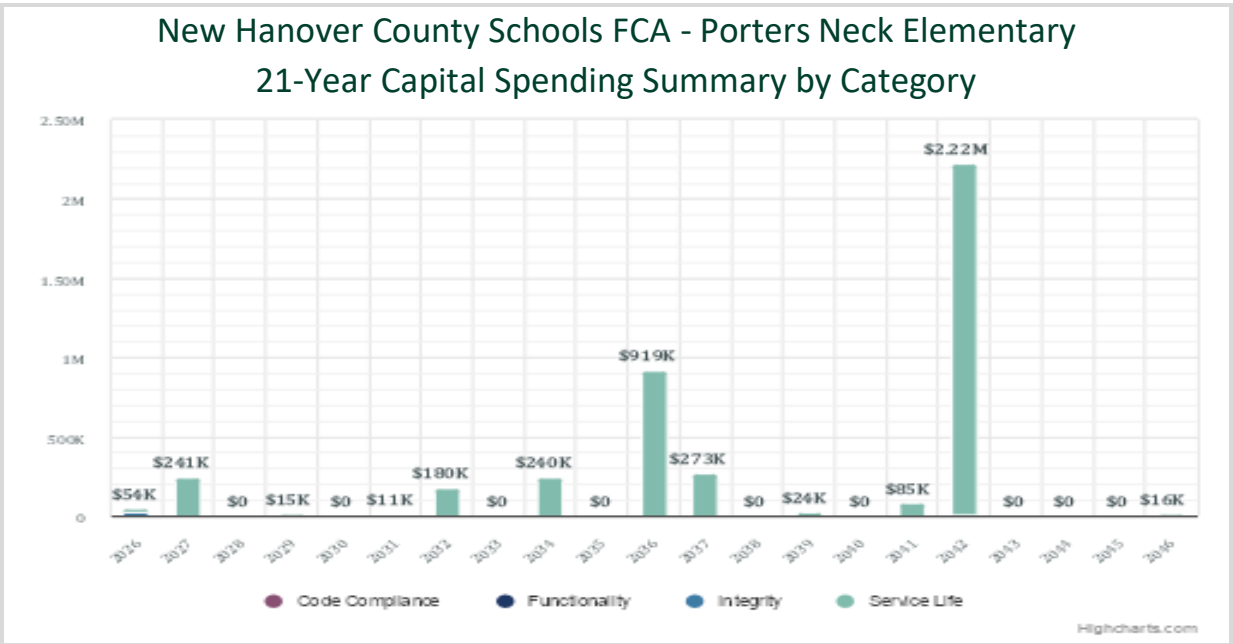
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TOTAL = $4.28M

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 = $4.28M

Code Compliance:	$5K-0.1%	Functionality:	$5K-0.1%
Integrity:	$25K-0.6%	Service Life:	$4.24M-99.2%

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Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
330A-A-010	Replace KEE roofing sector C	2042	$734,000
330A-A-008	Replace KEE roofing sector B2	2042	$302,000
330A-A-005	Replace KEE roofing sector A2	2042	$275,000
330A-A-004	Replace KEE roofing sector A1	2042	$251,000
330A-A-002	Refurbish asphalt parking lot	2034	$240,000
SUBTOTAL			$1,802,000

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
330A-E-027	Replace fire alarm control panel & alarm devices	2027, 2037	$482,094
330A-E-022	Modernize passenger elevator machinery & controls	2042	$50,000
330A-E-028	Replace exterior light fixtures	2026	$25,200
330A-E-024	Replace VFD AHU-2SF	2032	$7,000
330A-E-004	Replace VFD P-5	2032	$7,000
SUBTOTAL			$571,294

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
330A-M-016	Replace 130-ton air cooled chiller CH-2	2036	$325,000
330A-M-017	Replace 130-ton air cooled chiller CH-1	2036	$325,000
330A-M-022	Replace air handling unit AHU-8	2042	$254,000
330A-M-001	Replace 800-MBH heating hot water condensing Boiler 3	2036	$80,000
330A-M-002	Replace 800-MBH heating hot water condensing Boiler 1	2036	$80,000
SUBTOTAL			$1,064,000

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