Executive Summary

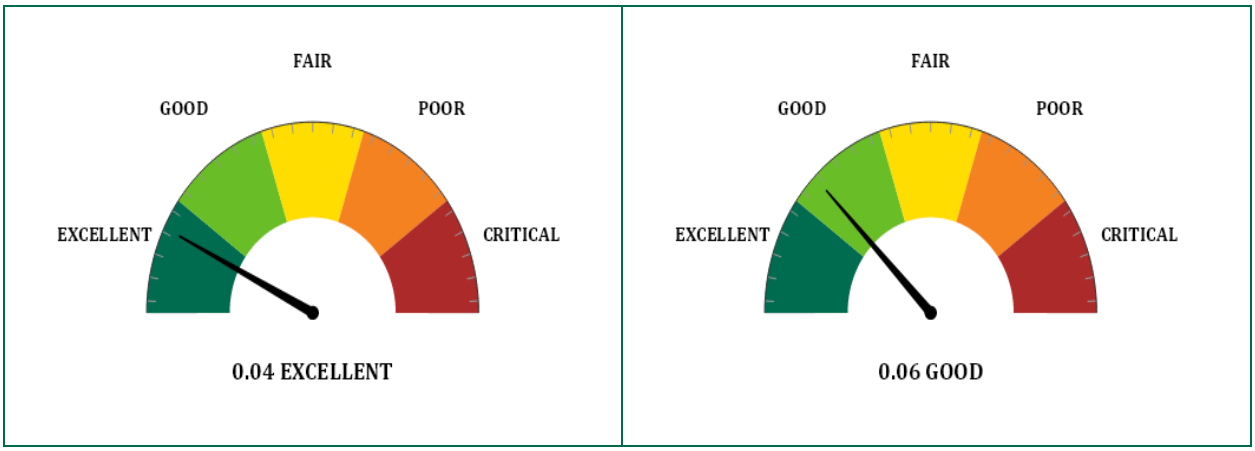
Scope

The assessment information for **Main Building** 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

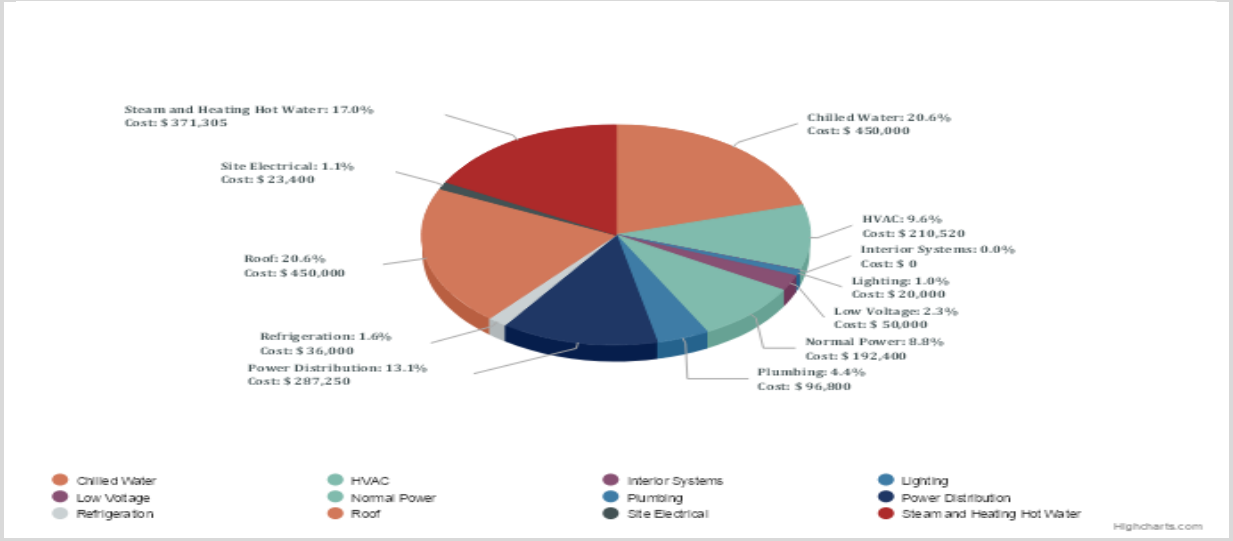
Facility Condition Index (FCI) and Extended Facility Condition Index (EFCI) are measures to understand the investment requirement in a building or group of buildings to properly perform their function. In the following graphic, DM = Deferred Maintenance, FC = Future Capital, CRV = Current Replacement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

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$1,274,725\ (DM)}{\$34,586,200\ (CRV)} = 0.0369$ (Excellent)	$EFCI = \frac{\$2,187,675\ (DM + FC)}{\$34,586,200\ (CRV)} = 0.0633$ (Good)



Capital Spending Plan by System

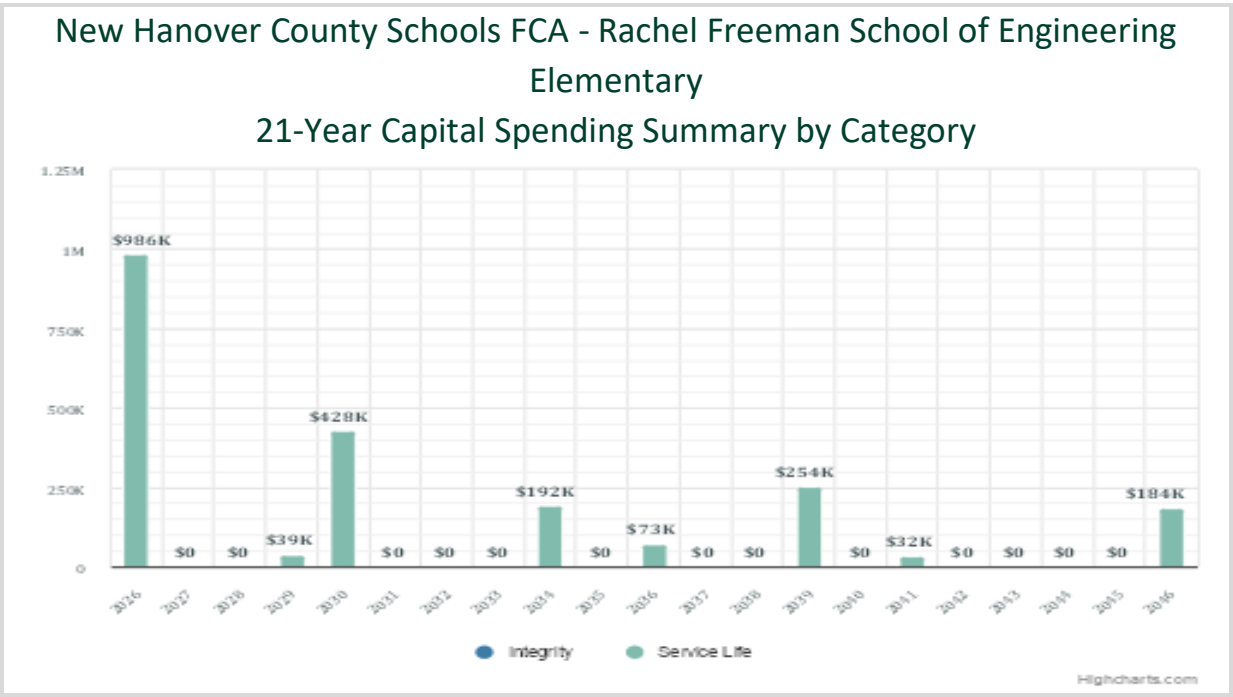
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TOTAL = $2.19M

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 = $2.19M

Integrity:	$0-0%	Service Life:	$2.19M-100.0%

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Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
312-A-014	Replace BUR (GS) roofing sector D1	2030	$327,000
312-A-015	Replace BUR (GS) roofing sector D2	2030	$62,000
312-A-016	Replace BUR (GS) roofing sector D4	2030	$32,000
312-A-018	Replace shingle roofing sector D3	2026	$22,000
312-A-017	Replace BUR (GS) roofing sector E1	2030	$7,000
SUBTOTAL			$450,000

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
312-E-025	Replace Siemens switchboard MSB	2034	$130,000
312-E-018	Replace Siemens switchboard MDP	2034	$62,400
312-E-028	Replace fire alarm control panel	2026, 2036	$50,000
312-E-019	Replace Siemens panelboard HDP	2039	$31,200
312-E-010	Replace electrical control panel DCP-1	2026, 2046	$23,400
SUBTOTAL			$297,000

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
312-M-014	Replace Trane chiller CH-1	2026	$225,000
312-M-022	Replace Trane chiller CH-2	2026	$225,000
312-M-015	Replace Lochinvar hot water boiler B4 Member 3	2026, 2046	$79,800
312-M-002	Replace Lochinvar hot water boiler B1 Leader	2026, 2046	$76,000
312-M-013	Replace Lochinvar hot water boiler B3 Member 2	2026, 2046	$76,000
SUBTOTAL			$681,800

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