Executive Summary

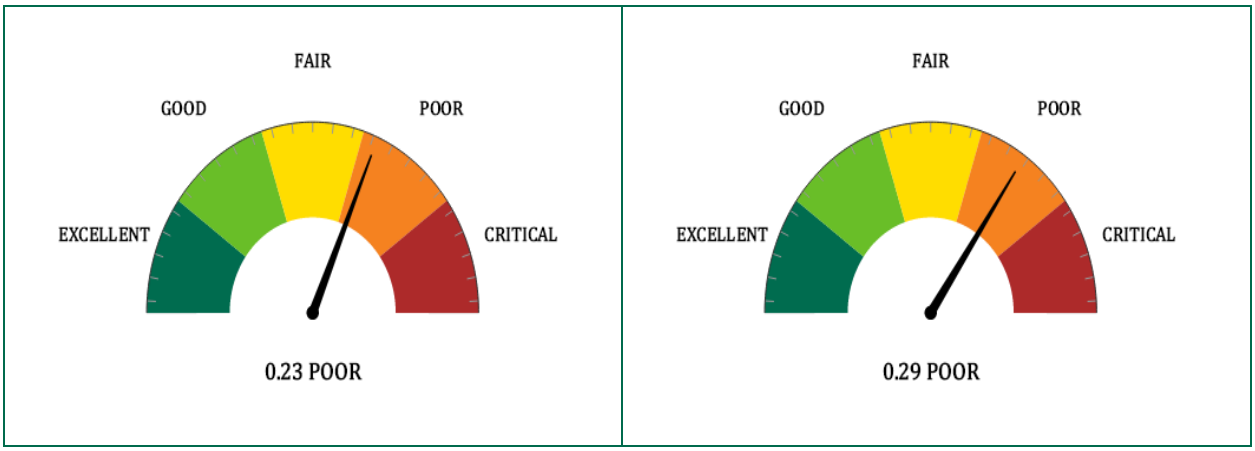
Scope

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

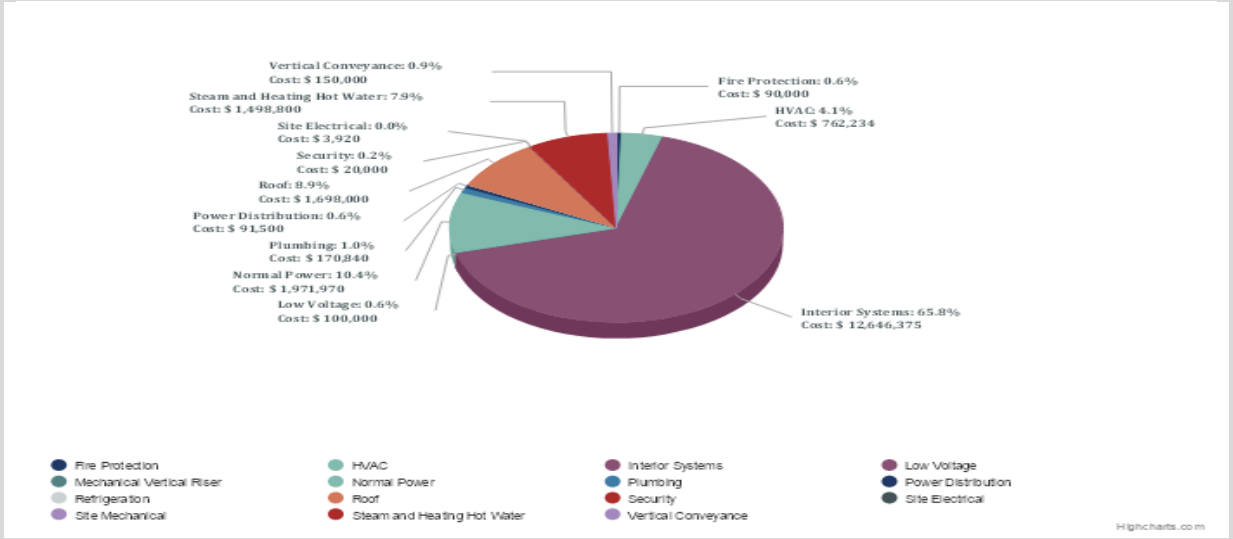
Facility Condition Index (FCI) and Extended Facility Condition Index (EFCI) are measures to understand the investment requirement in a building or group of buildings to properly perform their function. In the following graphic, DM = Deferred Maintenance, FC = Future Capital, CRV = Current Replacement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

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$15,044,199\ (DM)}{\$65,761,150\ (CRV)} = 0.2288$ (Poor)	$EFCI = \frac{\$19,214,639\ (DM + FC)}{\$65,761,150\ (CRV)} = 0.2922$ (Poor)



Capital Spending Plan by System

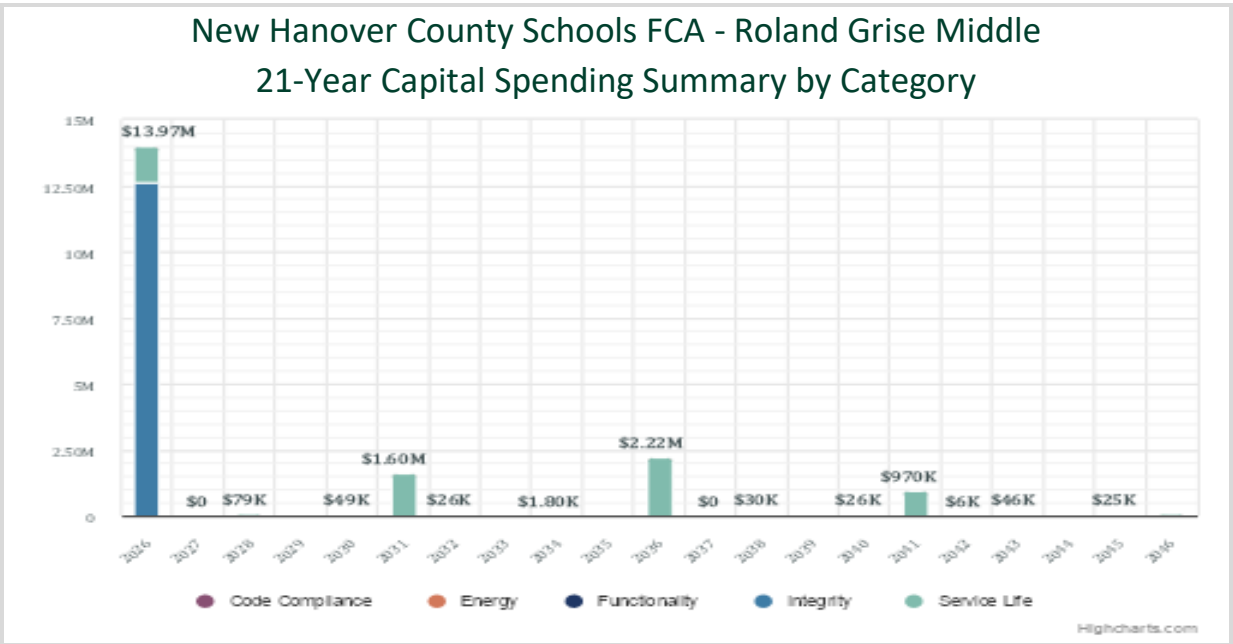
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TOTAL = $19.21M

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 = $19.21M			
Code Compliance:	$28K-0.1%	Energy:	$0-0%
Functionality:	$3K-0.0%	Integrity:	$12.67M-66.0%
Service Life:	$6.51M-33.9%		

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Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
364B-A-001	Refurbish interior finishes	2026	$5,391,625
364A-A-003	Refurbish interior finishes	2026	$5,225,000
364MU-A-002	Refurbish interior finishes	2026	$1,107,000
364D-A-001	Refurbish interior finishes	2026	$517,500
364C-A-001	Refurbish interior finishes	2026	$405,250
SUBTOTAL			$12,646,375

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
364A-E-001	Replace Eaton switchboard MDP	2031	$1,544,970
364B-E-003	DUPLICATE Replace Eaton switchboard CW-Rotation	2036	$252,000
364A-E-025	Replace Dover elevator 1	2026	$100,000
364B-E-004	DUPLICATE Replace Eaton switchboard CW-Rotation	2036	$84,000
364B-E-005	DUPLICATE Replace Eaton switchboard CW-Rotation	2036	$84,000
SUBTOTAL			$2,064,970

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
364B-M-012	Replace Smith steam boiler 3	2026, 2041	$659,400
364B-M-014	Replace Smith steam boiler 1	2026, 2041	$659,400
364B-M-013	Replace Smith steam boiler 2	2026, 2041	$180,000
364B-M-006	Replace split system indoor & outdoor unit 3	2031, 2046	$97,600
364B-M-027	Replace Trane packaged air conditioner Cafe AC-2	2028, 2043	$81,000
SUBTOTAL			$1,677,400

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