Executive Summary

Scope

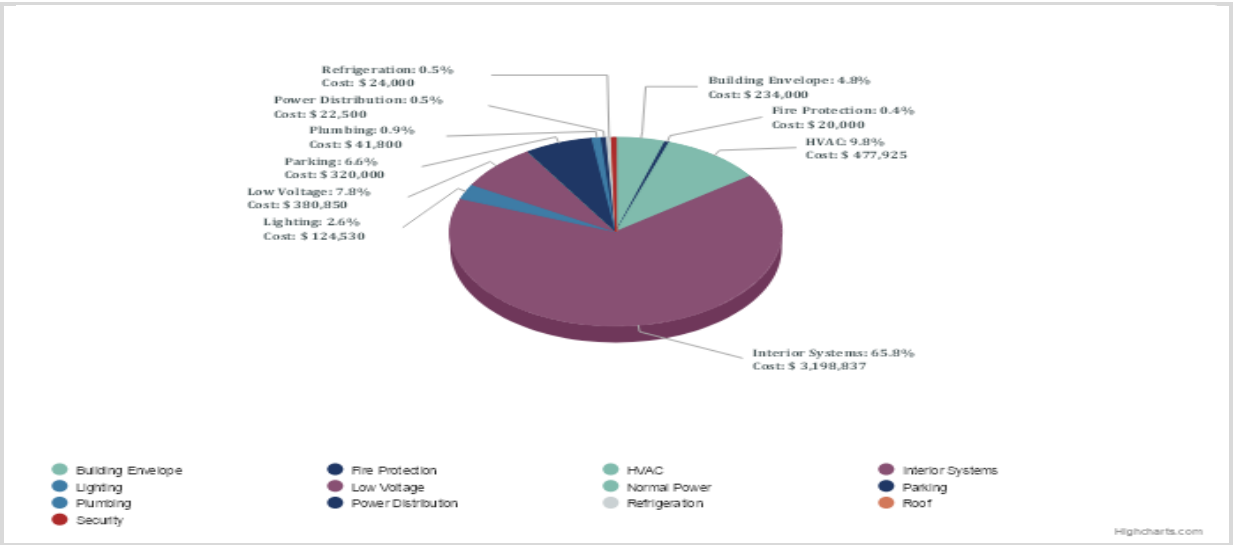
The assessment information for which follows includes a survey of the site, building envelope, interior finishes, mechanical, plumbing, electrical, and low voltage systems. The purpose of this assessment is to evaluate and identify the major building systems and equipment deficiencies which will require 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
$FCI = \frac{\$0\ (DM)}{\$40,427,800\ (CRV)} = 0.0$ (Excellent)	$EFCI = \frac{\$4,864,442\ (DM + FC)}{\$40,427,800\ (CRV)} = 0.1203$ (Fair)

Capital Spending Plan by System

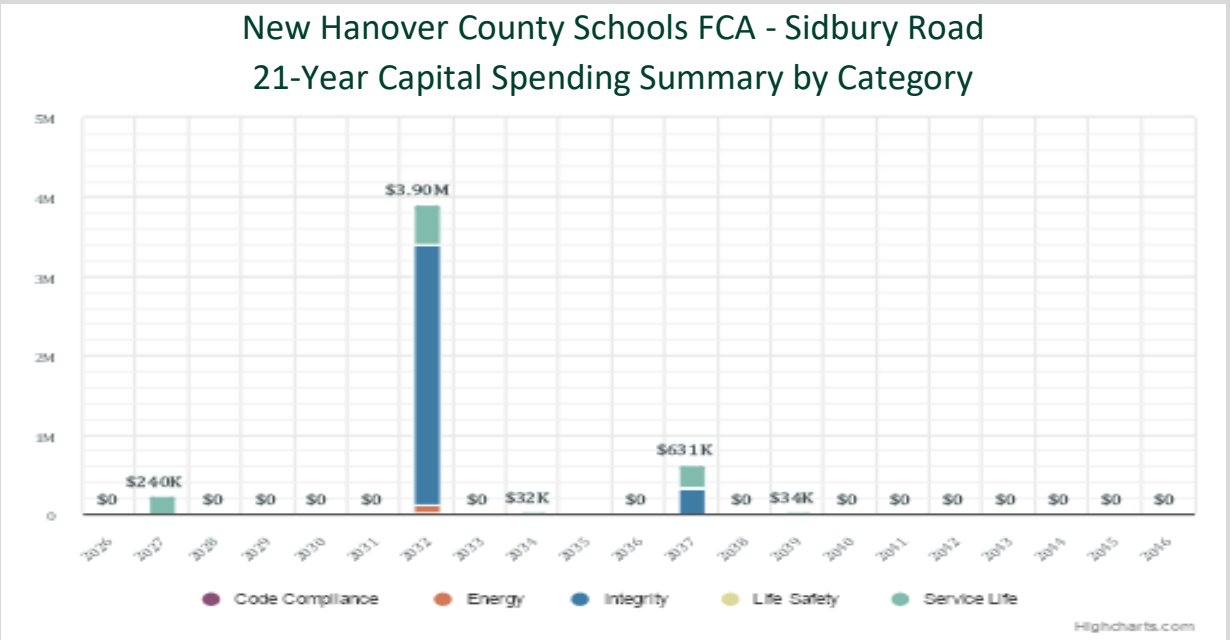


TOTAL = $4.86M

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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 = $4.86M			
Code Compliance:	$10K-0.2%	Energy:	$100K-2.1%
Integrity:	$3.62M-74.4%	Life Safety:	$20K-0.4%
Service Life:	$1.12M-23.0%		

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Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
395ST-A-005	Refurbish interior finishes	2032	$3,188,835
395CB-A-002	Refurbish asphalt parking lot	2037	$320,000
395ST-A-002	Renew exterior windows	2032	$125,000
395ST-A-003	Repair soffit at main entry	2032	$100,000
395ST-A-004	Install ADA Items in kitchen	2032	$10,000
SUBTOTAL			$3,743,835

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
395ST-E-001	Replace fire alarm control panel & alarm devices	2027, 2037	$294,354
395CB-E-001	Replace exterior parking lot lighting	2032	$100,000
395CB-E-002	Replace fire alarm control panel & alarm devices	2027, 2037	$37,248
395CB-E-006	Replace fire alarm control panel	2027, 2037	$37,248
395ST-E-023	Replace exit lighting	2027, 2037	$24,530
SUBTOTAL			$493,380

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
395ST-M-042	Replace split system indoor & outdoor unit	2032	$48,000
395ST-M-043	Replace Trane split system indoor & outdoor unit	2032	$45,000
395ST-M-041	Replace split system indoor & outdoor unit	2032	$45,000
395ST-M-017	Replace air handling unit AHU12	2032	$24,000
395ST-M-024	Replace air handling unit AHU11	2032	$24,000
SUBTOTAL			$186,000

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