Executive Summary

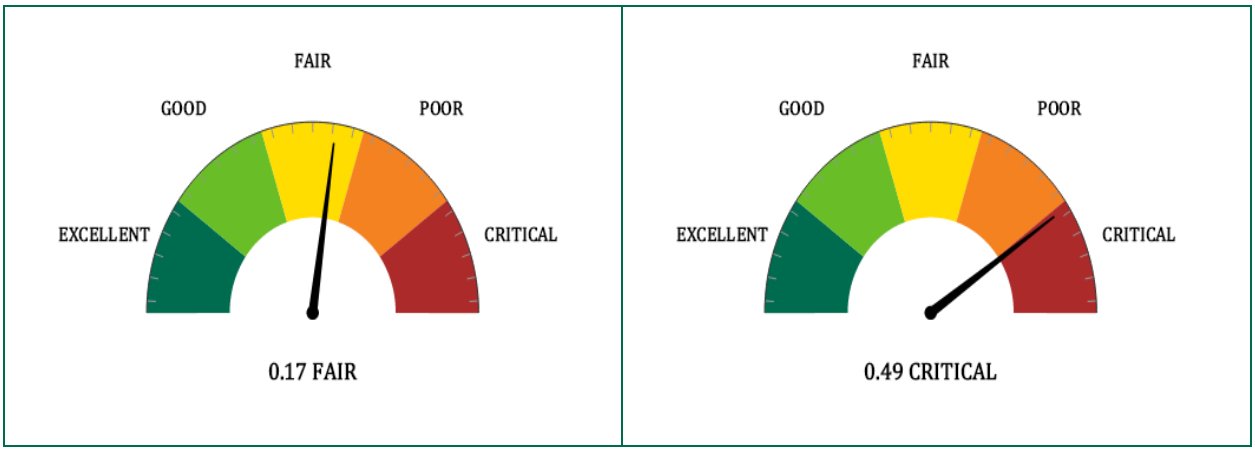
Scope

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

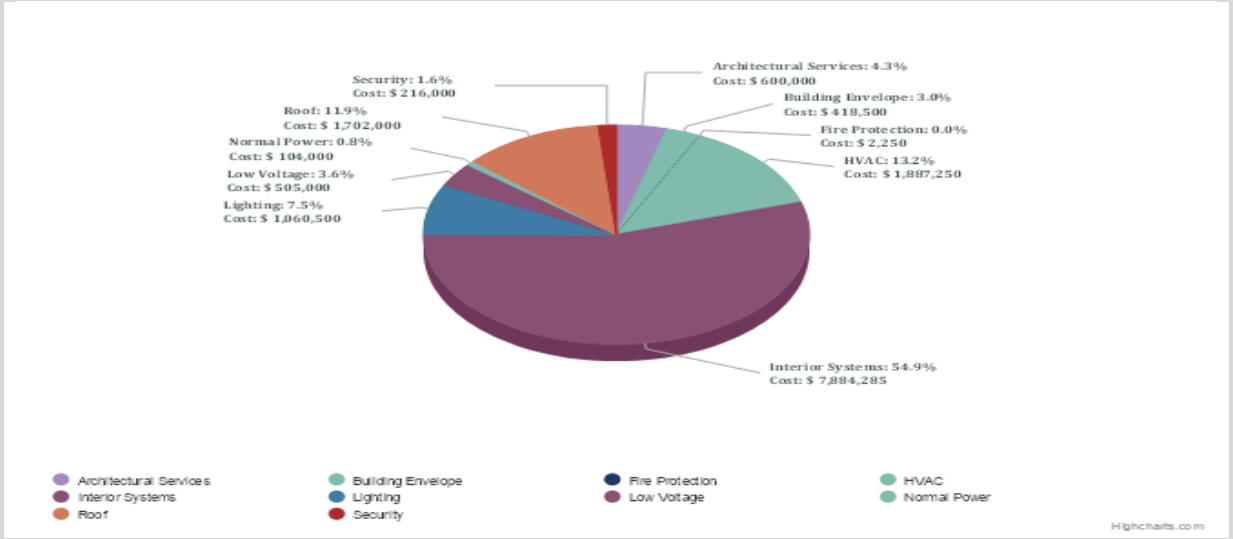
Facility Condition Index (FCI) and Extended Facility Condition Index (EFCI) are measures to understand the investment requirement in a building or group of buildings to properly perform their function. In the following graphic, DM = Deferred Maintenance, FC = Future Capital, CRV = Current Replacement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

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$5,116,000\ (DM)}{\$29,638,950\ (CRV)} = 0.1726\ (Fair)$	$EFCI = \frac{\$14,379,785\ (DM + FC)}{\$29,638,950\ (CRV)} = 0.4852\ (Critical)$



Capital Spending Plan by System

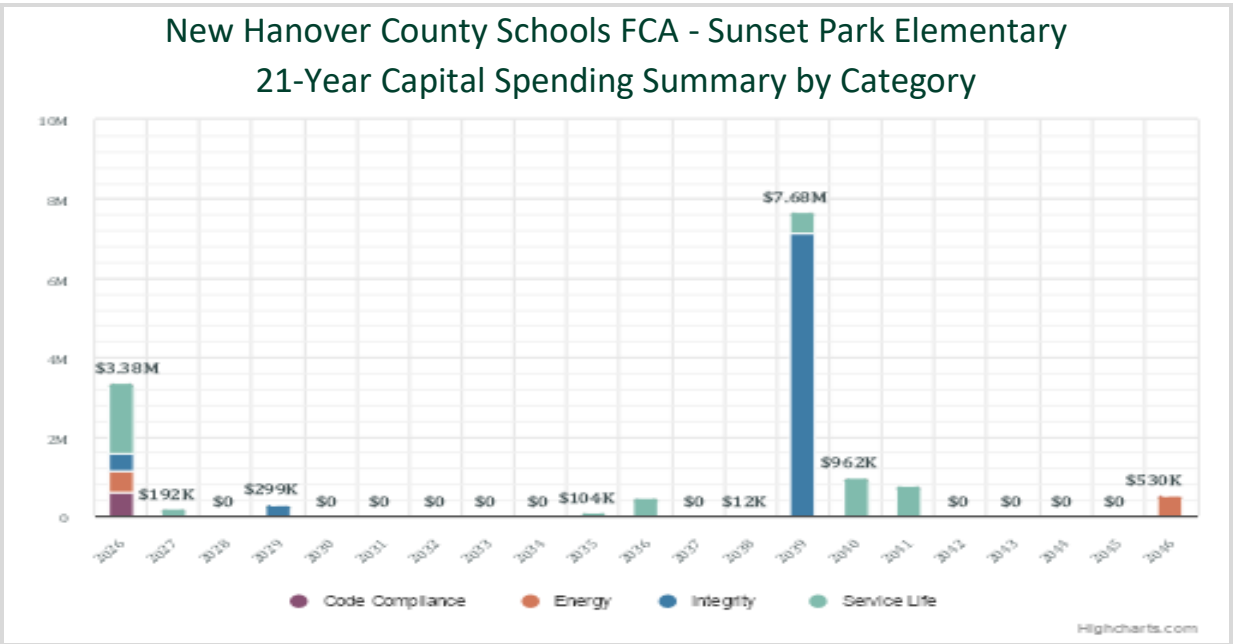
©2025 CBRE | TURNER & TOWNSEND PJM US LLC



TOTAL = $14.38M

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 = $14.38M

Code Compliance:	$600K-4.2%	Energy:	$1.06M-7.4%
Integrity:	$7.88M-54.8%	Service Life:	$4.84M-33.6%

©2025 CBRE | TURNER & TOWNSEND PJM US LLC

Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
368A-A-006	Refurbish interior finishes	2039	$6,628,125
368A-A-015	Asbestos Abatement	2026	$600,000
368A-A-004	Paint interior walls	2026	$450,500
368A-A-001	Replace acoustical ceiling tiles	2039	$450,500
368A-A-002	Replace exterior windows	2026	$405,000
SUBTOTAL			$8,534,125

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
368A-E-002	Replace interior lighting	2026, 2046	$1,060,500
368A-E-001	Replace fire alarm control panel & devices	2026, 2036	$340,000
368A-E-005	Replace security control panel & devices	2026, 2041	$216,000
368A-E-006	Replace sound & PA system	2026	$165,000
368A-E-007	Replace switchboard	2035	$104,000
SUBTOTAL			$1,885,500

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
368A-M-046	Replace & upgrade building automation system	2026, 2036	$556,500
368A-M-044	Replace split system indoor & outdoor unit AHU-8	2026, 2041	$90,000
368A-M-042	Replace split system indoor & outdoor unit AHU-6	2026, 2041	$90,000
368A-M-041	Replace split system indoor & outdoor unit AHU-4	2026, 2041	$90,000
368A-M-043	Replace split system indoor & outdoor unit AHU-7	2026, 2041	$90,000
SUBTOTAL			$916,500

©2025 CBRE | TURNER & TOWNSEND PJM US LLC