Executive Summary

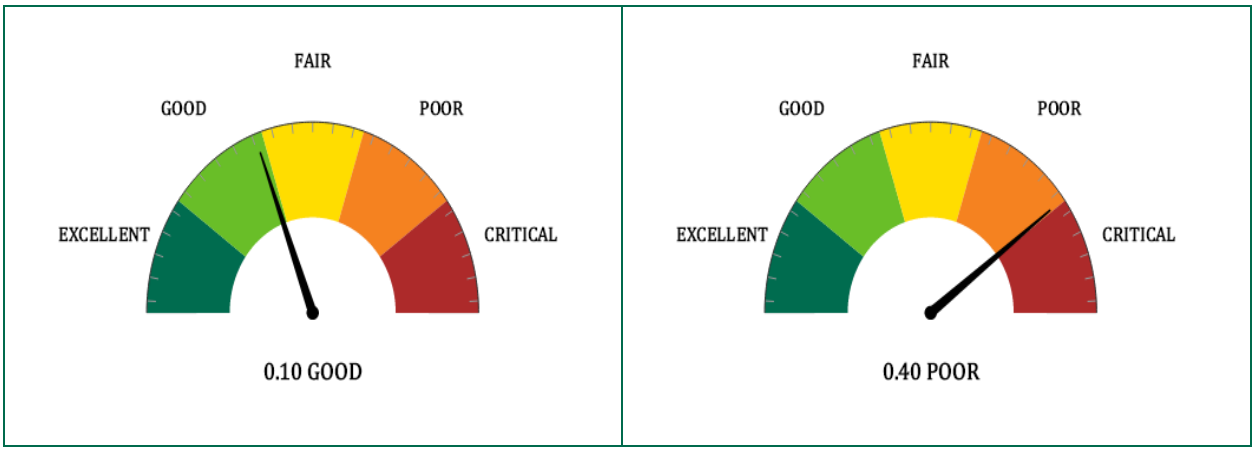
Scope

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

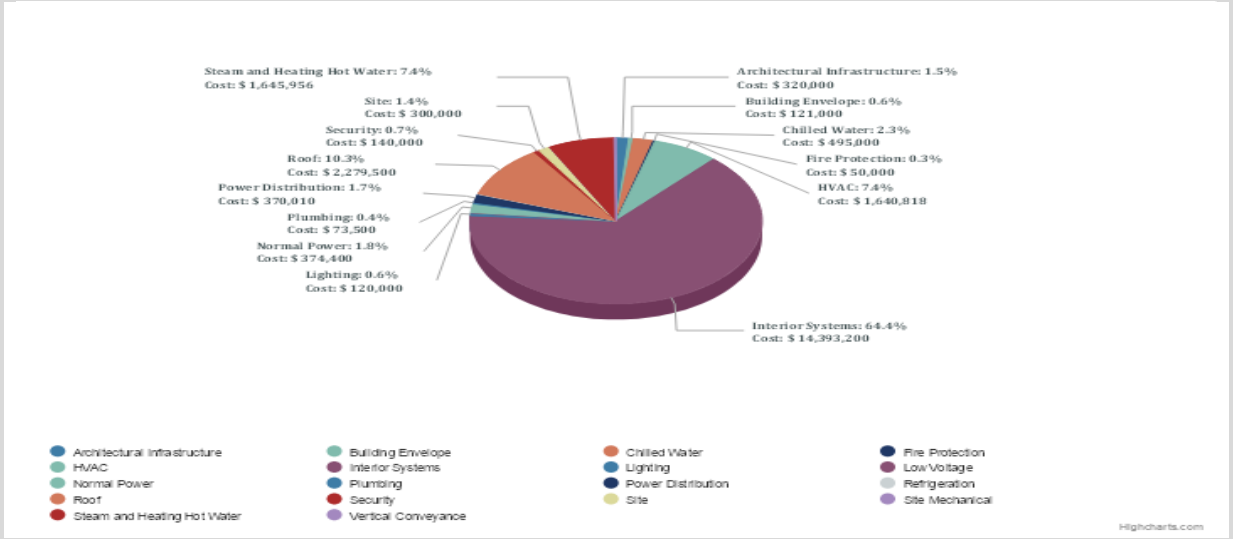
Facility Condition Index (FCI) and Extended Facility Condition Index (EFCI) are measures to understand the investment requirement in a building or group of buildings to properly perform their function. In the following graphic, DM = Deferred Maintenance, FC = Future Capital, CRV = Current Replacement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

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$5,464,674\ (DM)}{\$56,680,800\ (CRV)} = 0.0964\ (Good)$	$EFCI = \frac{\$22,435,384\ (DM + FC)}{\$56,680,800\ (CRV)} = 0.3958\ (Poor)$



Capital Spending Plan by System

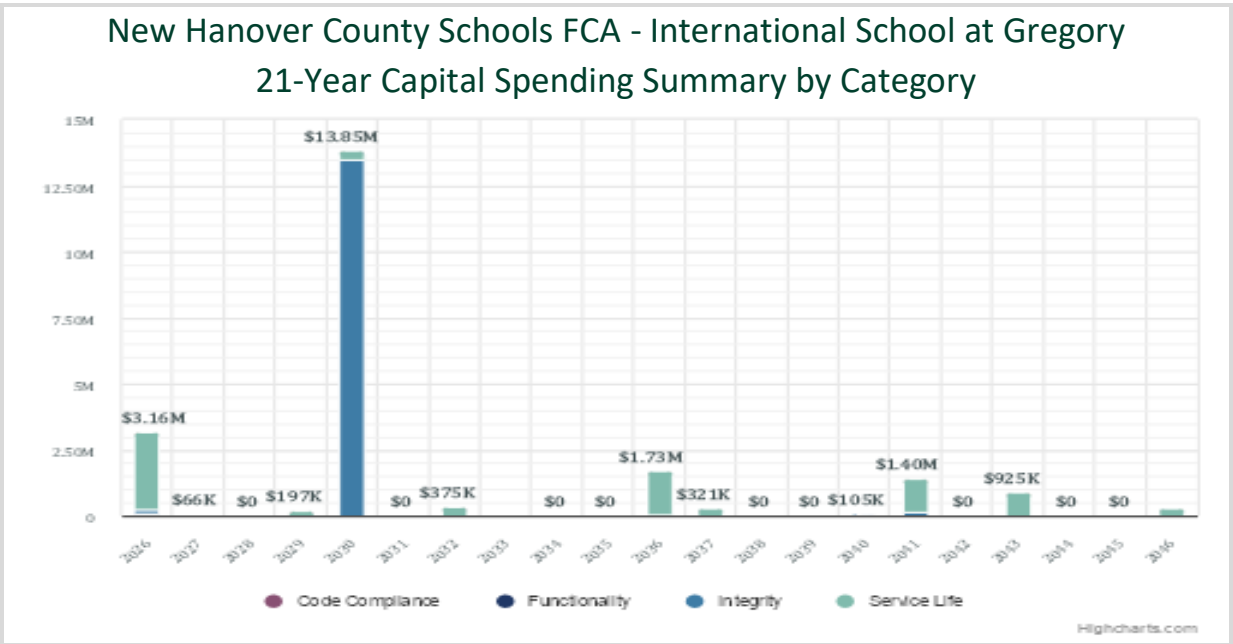
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TOTAL = $22.44M

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 = $22.44M

Code Compliance:	$90K-0.4%	Functionality:	$146K-0.7%
Integrity:	$13.89M-61.9%	Service Life:	$8.31M-37.0%

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Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
332B-A-010	Refurbish interior finishes	2030	$6,786,500
332A-A-005	Refurbish interior finishes	2030	$4,730,000
332C-A-001	Refurbish interior finishes	2030	$1,365,500
332B-A-016	Replace TPO roofing	2036	$566,000
332B-A-001	Replace acoustical ceiling tiles	2030	$552,500
SUBTOTAL			$14,000,500

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
332A-E-012	Replace & upgrade CCTV system	2026, 2036	$130,000
332B-E-015	Replace main switchboard section (2 of 2)	2032	$104,000
332B-E-017	Replace main switchboard section (1 of 2)	2032	$104,000
332A-E-009	Replace main switchboard section (2 of 2)	2032	$83,200
332A-E-010	Replace main switchboard section (1 of 2)	2032	$83,200
SUBTOTAL			$504,400

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
332B-M-001	Replace & upgrade building automation system	2026, 2036	$1,081,500
332B-M-024	Replace steam boiler B-2	2026, 2041	$750,600
332B-M-026	Replace Weil-McLain steam boiler B-1	2026, 2041	$490,400
332A-M-021	Replace steam boiler	2026, 2041	$340,600
332B-M-016	Replace Daikin chiller CH-02	2026	$247,500
SUBTOTAL			$2,910,600

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