Executive Summary

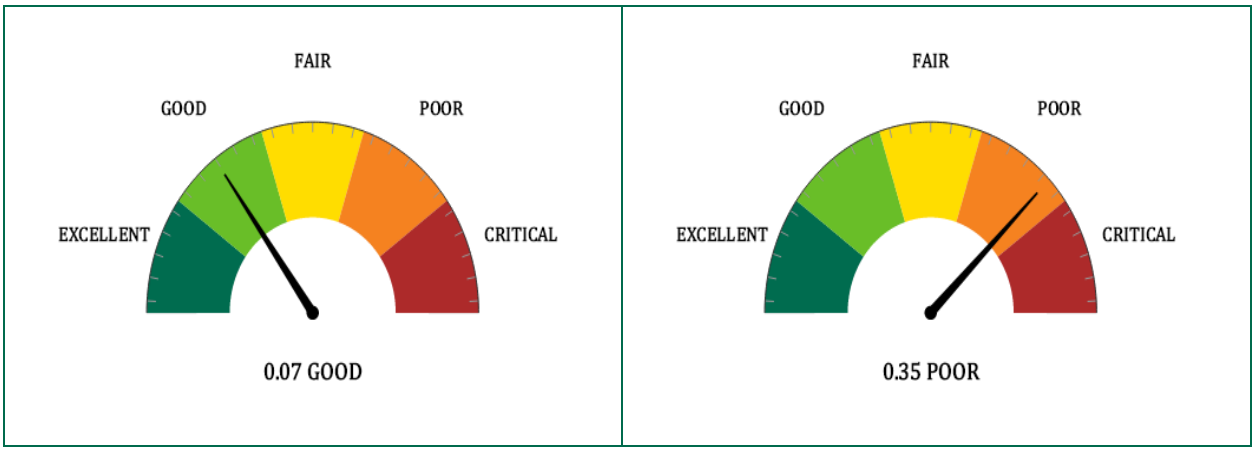
Scope

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

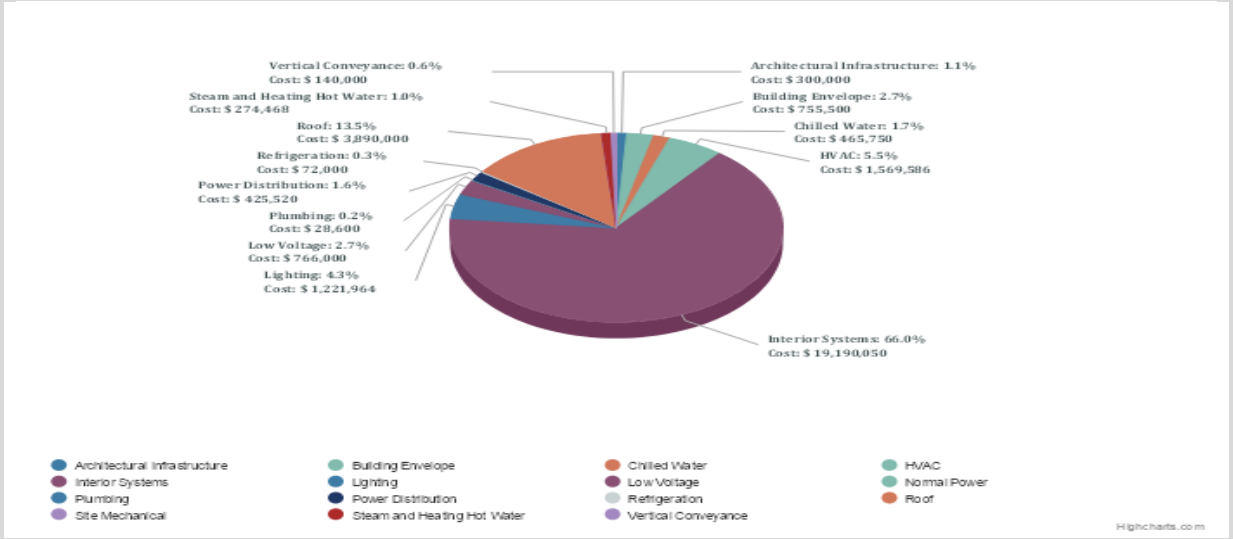
Facility Condition Index (FCI) and Extended Facility Condition Index (EFCI) are measures to understand the investment requirement in a building or group of buildings to properly perform their function. In the following graphic, DM = Deferred Maintenance, FC = Future Capital, CRV = Current Replacement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

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$6,160,000\ (DM)}{\$82,370,600\ (CRV)} = 0.0748\ (Good)$	$EFCI = \frac{\$29,119,438\ (DM + FC)}{\$82,370,600\ (CRV)} = 0.3535\ (Poor)$



Capital Spending Plan by System

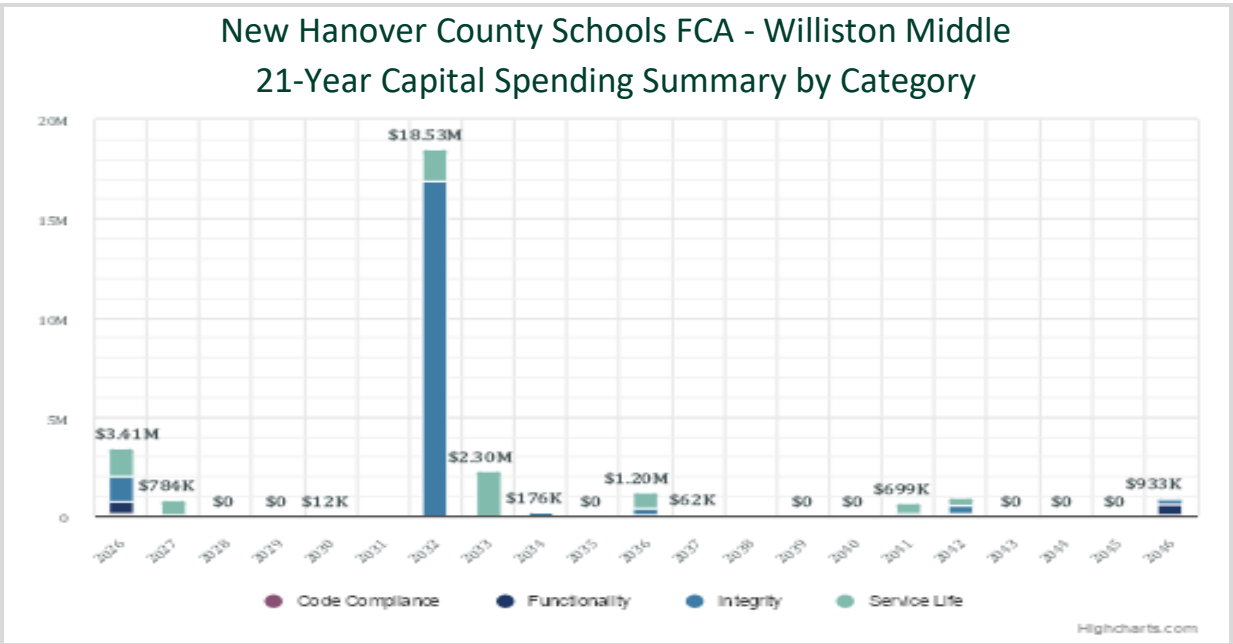
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TOTAL = $29.12M

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 = $29.12M

Code Compliance:	$428K-1.5%	Functionality:	$1.18M-4.1%
Integrity:	$19.52M-67.0%	Service Life:	$7.99M-27.4%

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Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
392B-A-021	Refurbish interior finishes	2032	$6,612,250
392C-A-006	Refurbish interior finishes	2032	$5,688,250
392A-A-010	Refurbish interior finishes	2032	$3,540,000
392B-A-024	Replace BUR-asphalt roofing sector B1	2033	$1,068,000
392C-A-010	Replace BUR hybrid roofing sector C1	2032	$981,000
SUBTOTAL			$17,889,500

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
392B-E-020	Replace interior lighting	2026, 2046	$1,140,516
392B-E-001	Replace fire alarm control panel & battery cabinet & devices	2026, 2036	$756,000
392A-E-028	Replace exit lighting	2026, 2046	$55,000
392A-E-012	Modernize ThyssenKrupp elevator machinery & controls	2027	$50,000
392A-E-020	Replace main electrical distribution panel & main switch	2042	$41,600
SUBTOTAL			$2,043,116

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
392B-M-011	Replace radiators	2026, 2036	$506,896
392A-M-002	Replace packaged air conditioning unit RTU-3	2026, 2041	$392,000
392A-M-013	Replace steam boiler BOILER-1	2026, 2041	$262,800
392A-M-020	Replace Trane chiller CH-2	2027	$225,000
392A-M-005	Replace Trane chiller CHILLER-1	2027	$225,000
SUBTOTAL			$1,611,696

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