Executive Summary

Scope

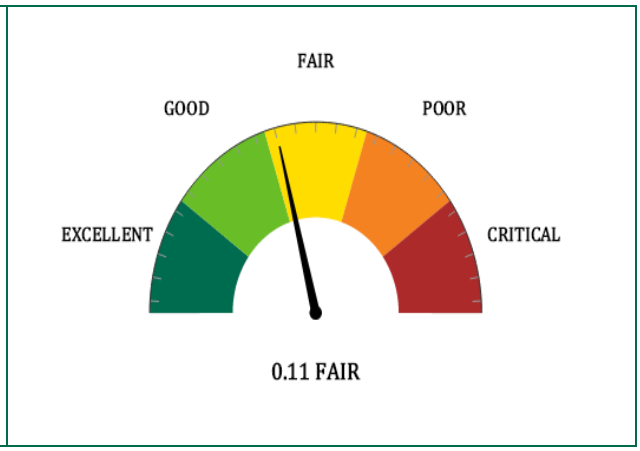
The assessment information for which follows includes a survey of the site, building envelope, interior finishes, mechanical, plumbing, electrical, and low voltage systems. The purpose of this assessment is to evaluate and identify the major building systems and equipment deficiencies which will require 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.

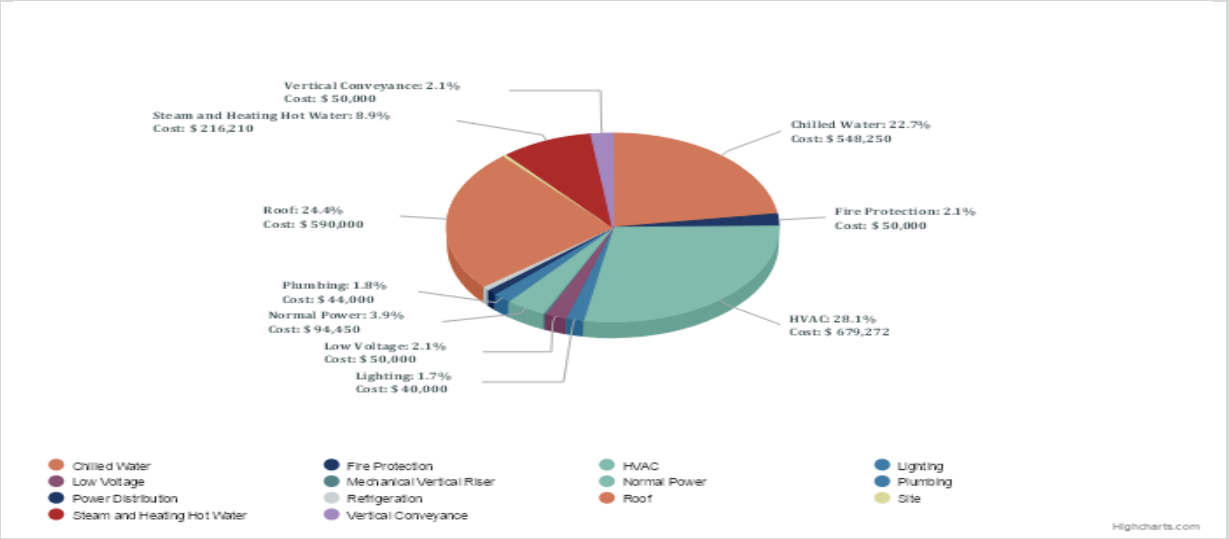
FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$836,760\ (DM)}{\$21,744,800\ (CRV)} = 0.0385$ (Excellent)	$EFCI = \frac{\$2,418,355\ (DM + FC)}{\$21,744,800\ (CRV)} = 0.1112$ (Fair)





Capital Spending Plan by System

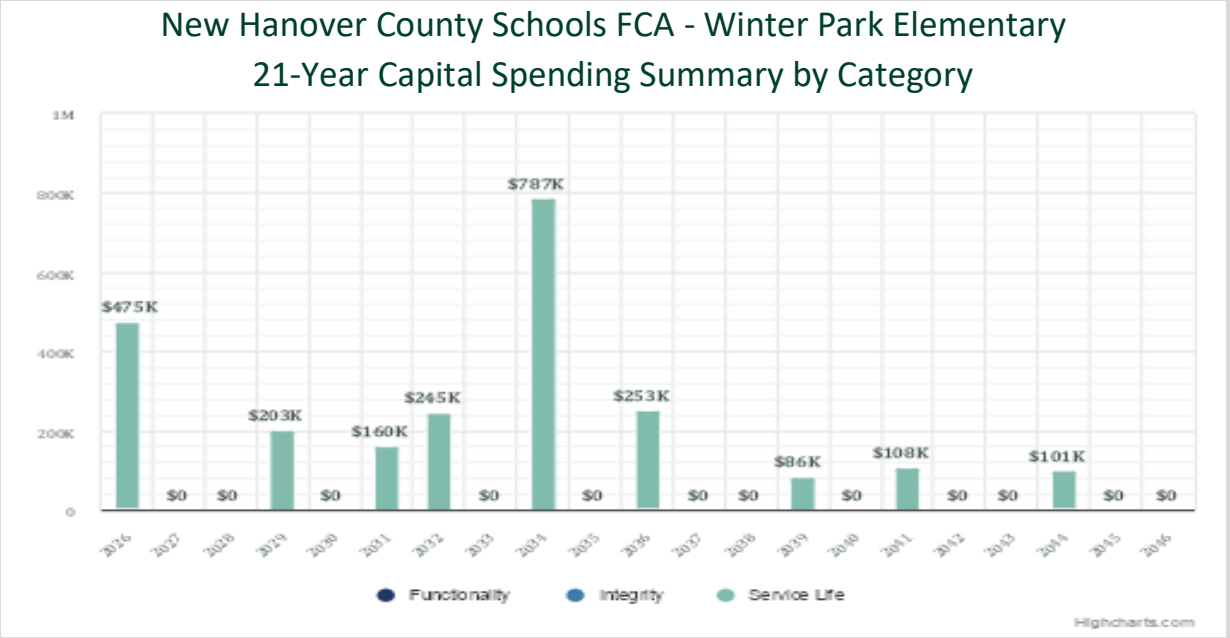
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TOTAL = $2.42M

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 = $2.42M

Functionality:	$0-0%	Integrity:	$9.05K-0.4%
Service Life:	$2.41M-99.6%		

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Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
400ANX-A-002	Replace BUR-asphalt roofing sector B1	2032	$245,000
400A-A-004	Replace shingle roofing sector A4	2026	$73,000
400A-A-008	Replace BUR hybrid roofing sector A3	2031	$49,000
400A-A-009	Replace BUR hybrid roofing sector A5	2031	$48,000
400A-A-010	Replace BUR hybrid roofing sector A6	2031	$35,000
SUBTOTAL			$450,000

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
400ANX-E-010	Replace Eaton switchboard CCW Rotation	2044	$83,200
400A-E-008	Replace Garaventa specialty conveyance lift 1	2034	$50,000
400A-E-007	Replace fire alarm control panel	2026, 2036	$50,000
400A-E-011	Replace lighting control panel	2026, 2041	$40,000
400ANX-E-002	Replace Eaton transformer-T1	2039	$11,250
SUBTOTAL			$234,450

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
400ANX-M-008	Replace Trane chiller 1	2034	$506,250
400A-M-010	Replace building automation system 1	2026, 2036	$378,000
400ANX-M-013	Replace Lochinvar hot water boiler 1	2029	$125,000
400ANX-M-014	Replace Lochinvar hot water boiler 2	2029	$60,000
400A-M-021	Replace CaptiveAire fire suppression hood 1	2034	$50,000
SUBTOTAL			$1,119,250

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