Executive Summary

Scope

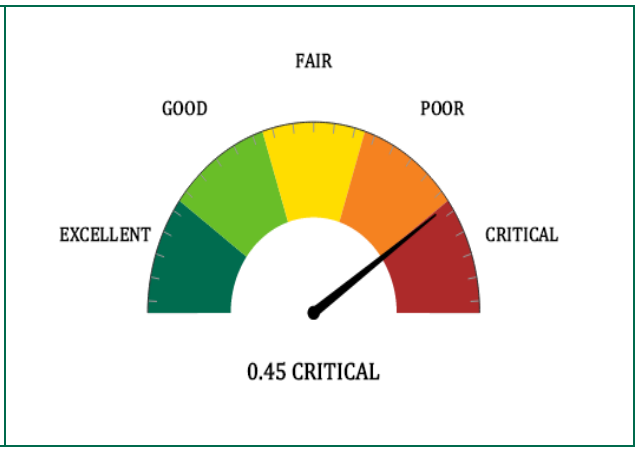
The assessment information for which follows includes a survey of the site, building envelope, interior finishes, mechanical, plumbing, electrical, and low voltage systems. The purpose of this assessment is to evaluate and identify the major building systems and equipment deficiencies which will require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

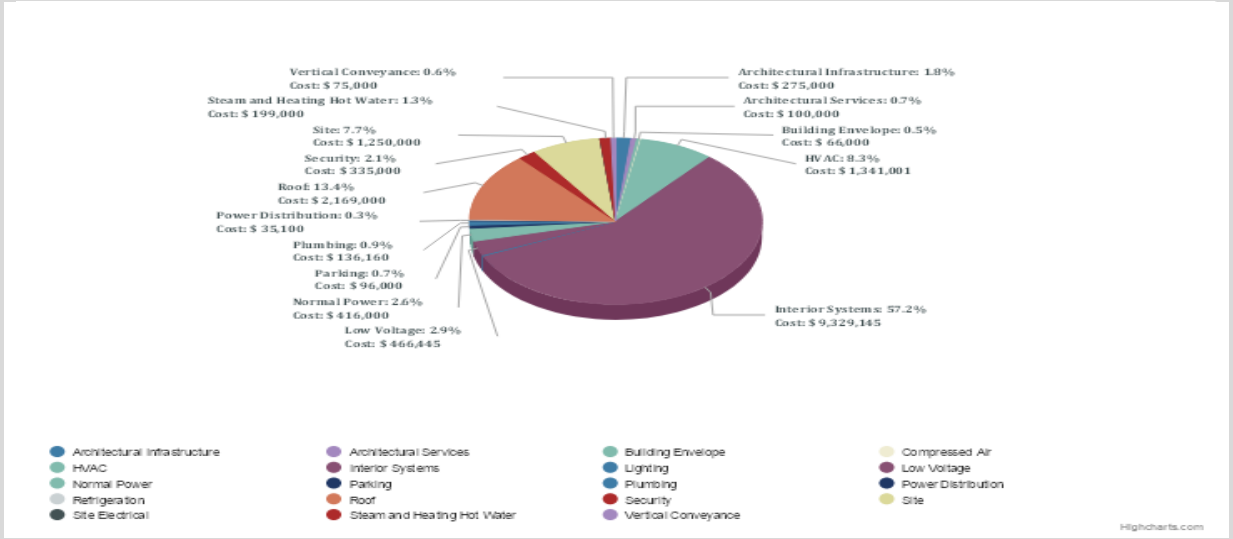
FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$3,438,192\ (DM)}{\$36,733,400\ (CRV)} = 0.0936$ (Good)	$EFCI = \frac{\$16,367,653\ (DM + FC)}{\$36,733,400\ (CRV)} = 0.4456$ (Critical)





Capital Spending Plan by System

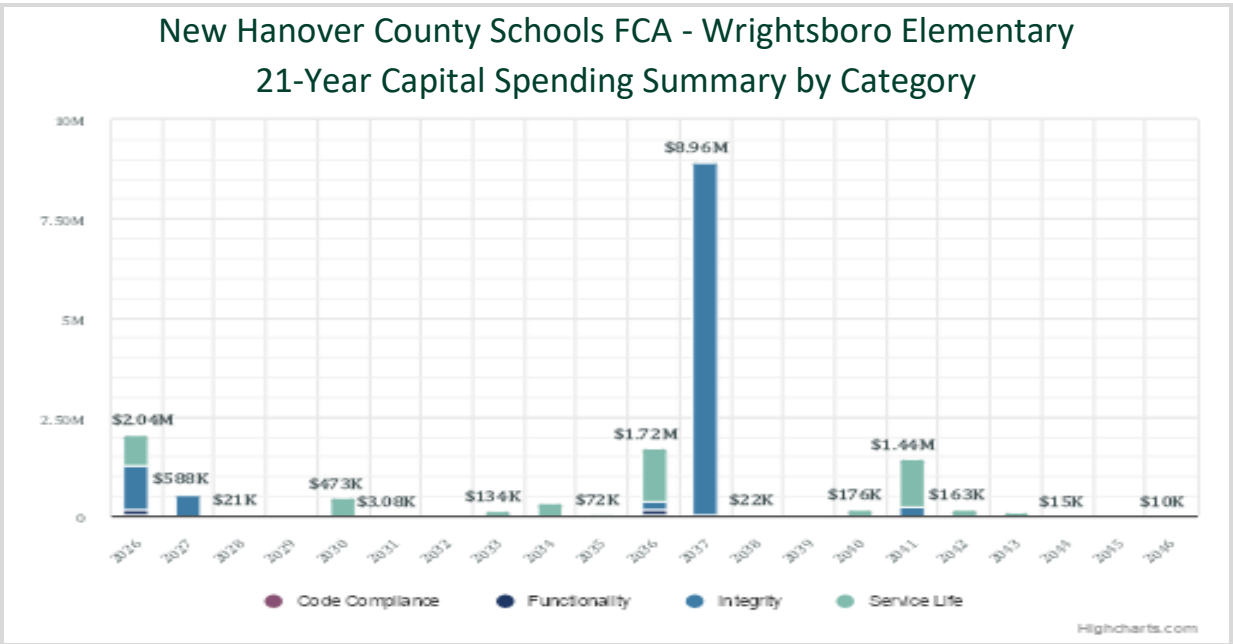
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TOTAL = $16.37M

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 = $16.37M

Code Compliance:	$167K-1.0%	Functionality:	$274K-1.7%
Integrity:	$10.98M-67.1%	Service Life:	$4.95M-30.2%

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Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
404B-A-003	Refurbish interior finishes	2037	$3,063,375
404A-A-013	Refurbish interior finishes	2037	$2,854,375
404C-A-004	Refurbish interior finishes	2037	$907,250
404D-A-003	Refurbish interior finishes	2037	$907,250
404B-A-004	Replace TPO roofing sector B2	2036	$555,000
SUBTOTAL			$8,287,250

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
404C-E-001	Replace fire alarm control panel & alarm devices	2026, 2036	$402,000
404A-E-020	Replace security panel & battery	2026, 2041	$268,000
404A-E-013	Replace 2000 amp main switchboard	2042	$104,000
404E-E-001	Replace 2000 amp main switchboard MDP	2034	$104,000
404A-E-012	Replace Eaton Cutler-Hammer Pow-R-Line switchboard	2043	$104,000
SUBTOTAL			$982,000

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
404E-M-039	Replace radiators & convection units	2026, 2036	$260,440
404A-M-024	Replace Lochinvar Boiler #1	2040	$72,500
404A-M-018	Replace Lochinvar Boiler #2	2040	$72,500
404E-M-030	Replace make-up air unit serving the kitchen	2026, 2041	$67,000
404A-M-026	Replace split system indoor & outdoor unit AHU-9	2026, 2041	$48,000
SUBTOTAL			$520,440

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