Executive Summary

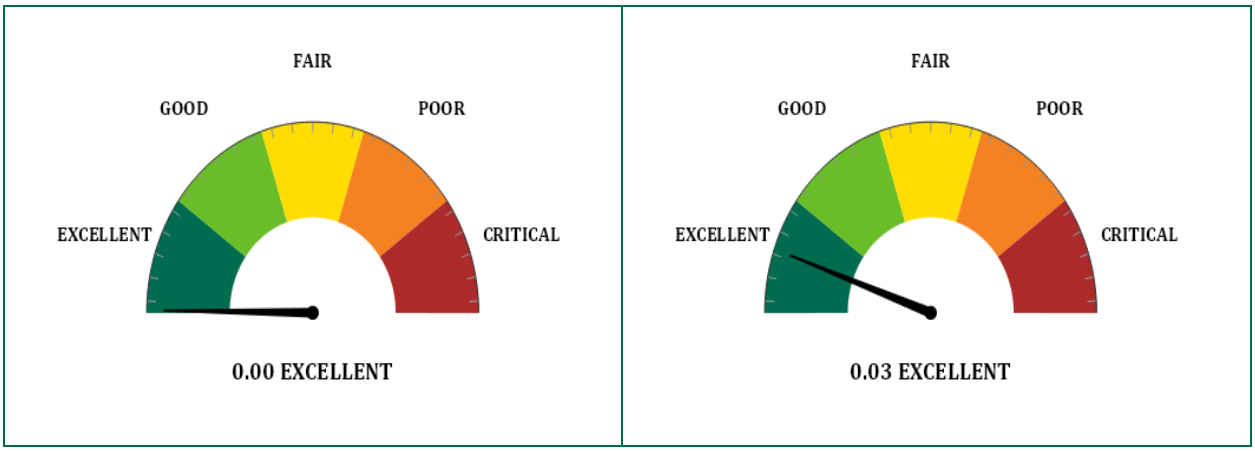
Scope

The assessment information for **Building A** 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

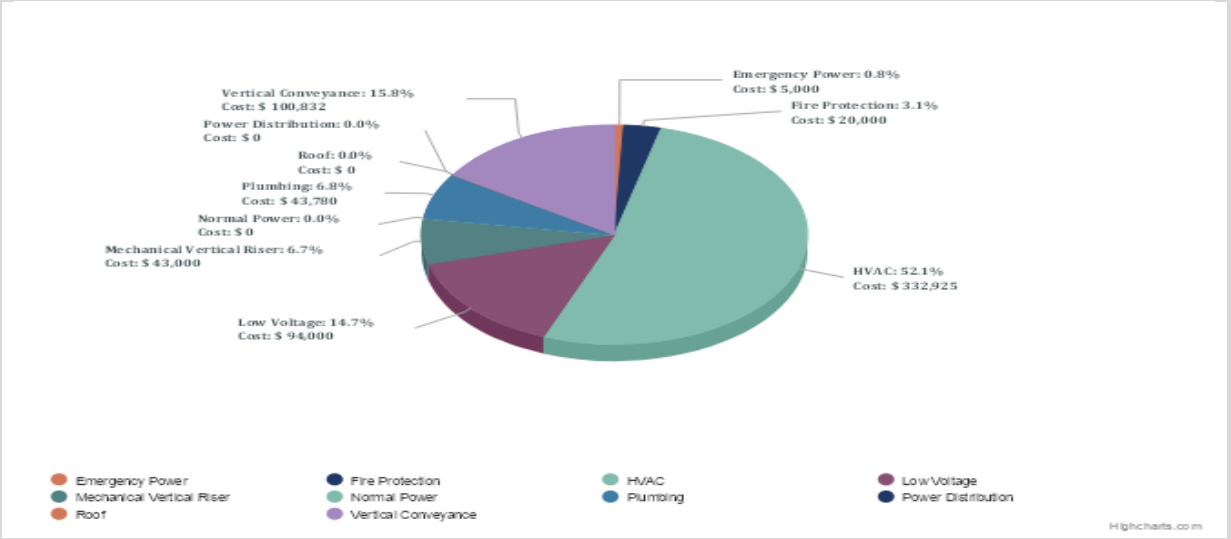
Facility Condition Index (FCI) and Extended Facility Condition Index (EFCI) are measures to understand the investment requirement in a building or group of buildings to properly perform their function. In the following graphic, DM = Deferred Maintenance, FC = Future Capital, CRV = Current Replacement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

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$24{,}200\ (DM)}{\$23{,}515{,}250\ (CRV)} = 0.001$ (Excellent)	$EFCI = \frac{\$639{,}537\ (DM + FC)}{\$23{,}515{,}250\ (CRV)} = 0.0272$ (Excellent)



Capital Spending Plan by System

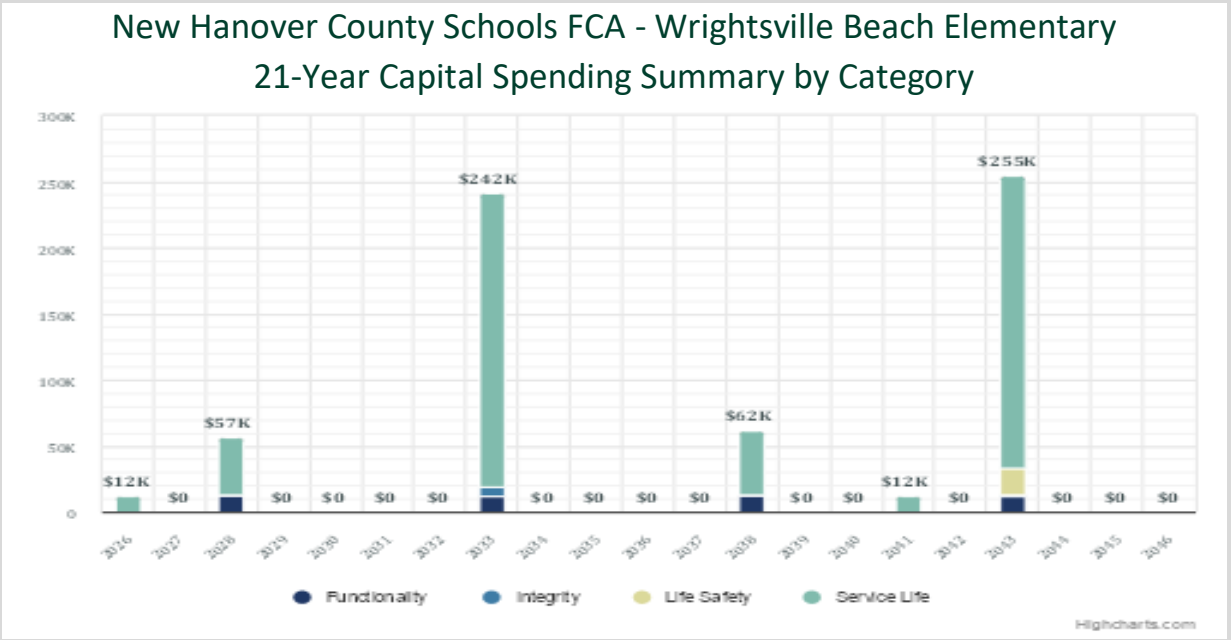
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TOTAL = $640K

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 = $640K			
Functionality:	$50K-7.8%	Integrity:	$7.58K-1.2%
Life Safety:	$20K-3.1%	Service Life:	$562K-87.8%

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Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
408-A-001	Replace GSBUR roofing sector A1	NA	$0
408-A-002	Replace GSBUR roofing sector A2	NA	$0
408-A-005	Replace GSBUR roofing sector Canopy 2	NA	$0
408-A-003	Replace GSBUR roofing sector A3	NA	$0
408-A-006	Replace GSBUR roofing sector Canopy 3	NA	$0
SUBTOTAL			$0

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
408-E-017	Replace Schindler elevator 1	2043	$100,000
408-E-004	Replace fire alarm control panel	2028, 2038	$50,000
408-E-002	Replace fire alarm control panel	2028, 2038	$20,000
408-E-014	Replace Notifier emergency paging system	2043	$12,000
408-E-016	Replace Cornell overhead paging system	2033	$12,000
SUBTOTAL			$194,000

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
408-M-003	Replace Penn roof exhaust 1	2043	$79,200
408-M-004	Replace Trane packaged air conditioner DOAS-2	2033	$57,500
408-M-007	Replace Globe plumbing riser 2	2043	$40,000
408-M-001	Replace Bradford White water heater 1	2028, 2038	$26,180
408-M-046	Replace ANSUL fire suppression	2043	$20,000
SUBTOTAL			$222,880

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