Executive Summary

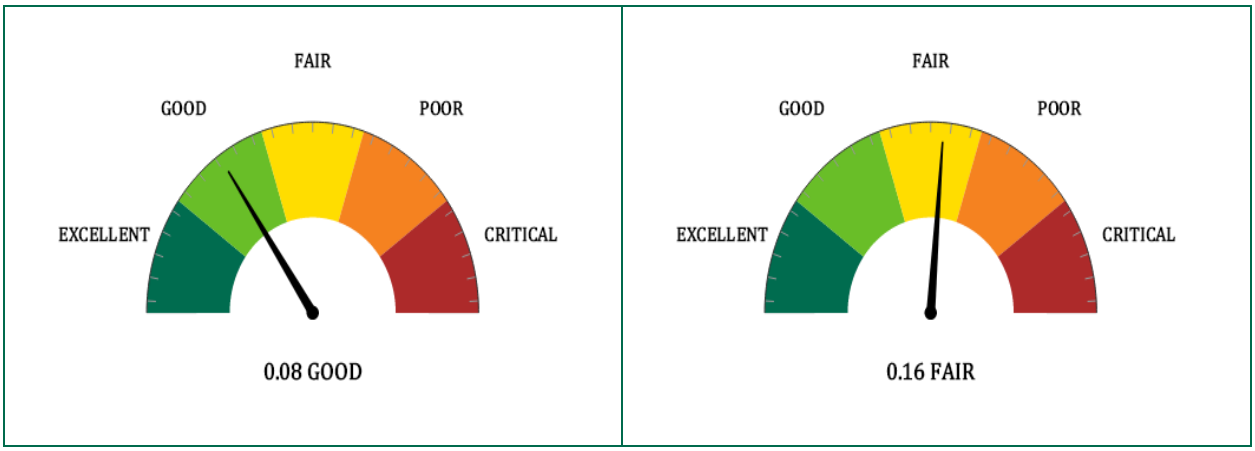
Scope

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

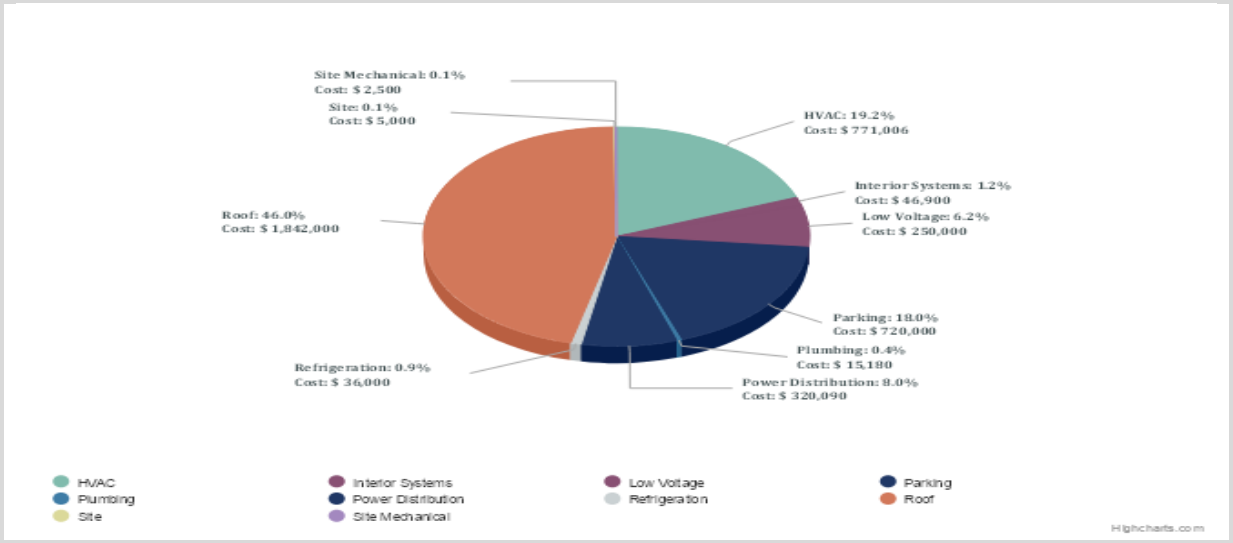
Facility Condition Index (FCI) and Extended Facility Condition Index (EFCI) are measures to understand the investment requirement in a building or group of buildings to properly perform their function. In the following graphic, DM = Deferred Maintenance, FC = Future Capital, CRV = Current Replacement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

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$1,902,456\ (DM)}{\$24,641,100\ (CRV)} = 0.0772$ (Good)	$EFCI = \frac{\$4,008,676\ (DM + FC)}{\$24,641,100\ (CRV)} = 0.1627$ (Fair)



Capital Spending Plan by System

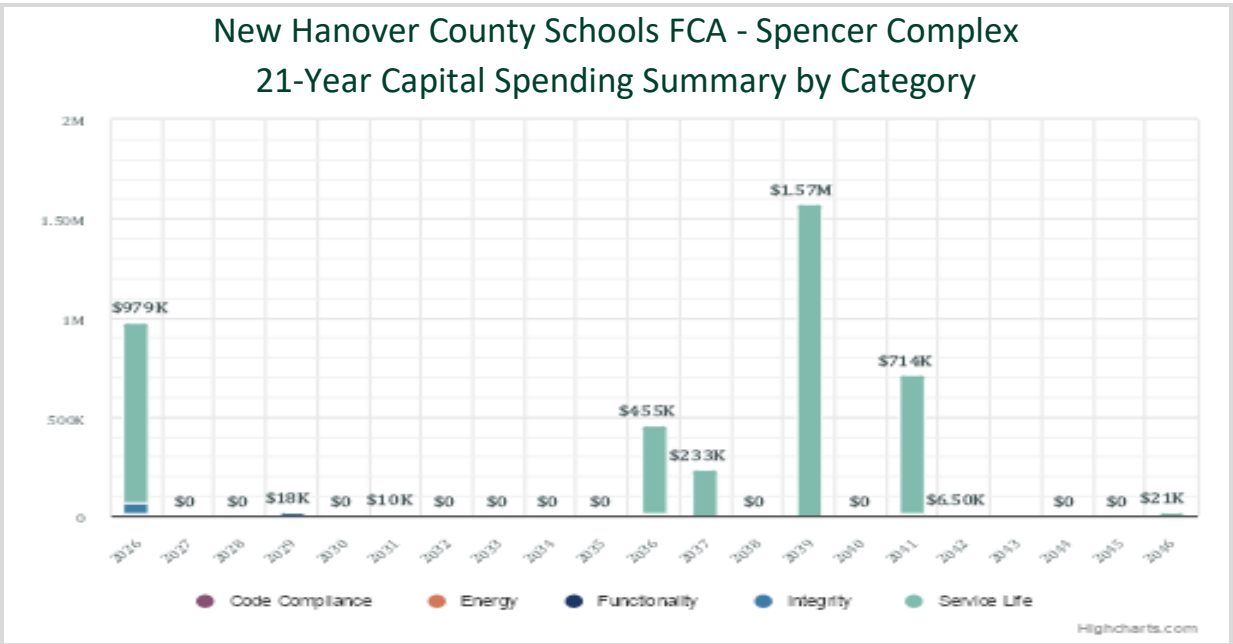
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TOTAL = $4.01M

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 = $4.01M			
Code Compliance:	$14K-0.4%	Energy:	$10K-0.3%
Functionality:	$18K-0.4%	Integrity:	$74K-1.8%
Service Life:	$3.89M-97.1%		

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Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
344B-A-004	Replace metal roof panels roofing sector B1	2039	$720,000
344A-A-001	Refurbish asphalt parking lot	2026, 2041	$720,000
344A-A-006	Replace BUR-asphalt roofing sector A	2039	$610,000
344D-A-002	Replace PVC roofing sector A1	2037	$233,000
344C-A-002	Replace metal roof panels roofing	2039	$122,000
SUBTOTAL			$2,405,000

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
344D-E-002	Replace fire alarm control panel	2026, 2036	$50,000
344A-E-004	Replace fire alarm control panel	2026, 2036	$50,000
344C-E-003	Replace fire alarm control panel	2026, 2036	$50,000
344A-E-011	Replace fire alarm control panel	2026, 2036	$50,000
344A-E-006	Replace fire alarm control panel	2026, 2036	$50,000
SUBTOTAL			$250,000

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
344A-M-011	Replace split system indoor & outdoor unit HP-2	2026, 2041	$72,000
344A-M-001	Replace split system indoor & outdoor unit 20	2026, 2041	$67,500
344D-M-002	Replace Carrier packaged air conditioner X10	2026, 2036	$67,500
344D-M-011	Replace split system indoor & outdoor unit 12	2026, 2041	$67,500
344A-M-010	Replace split system indoor & outdoor unit HP-1	2026, 2041	$45,000
SUBTOTAL			$319,500

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