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

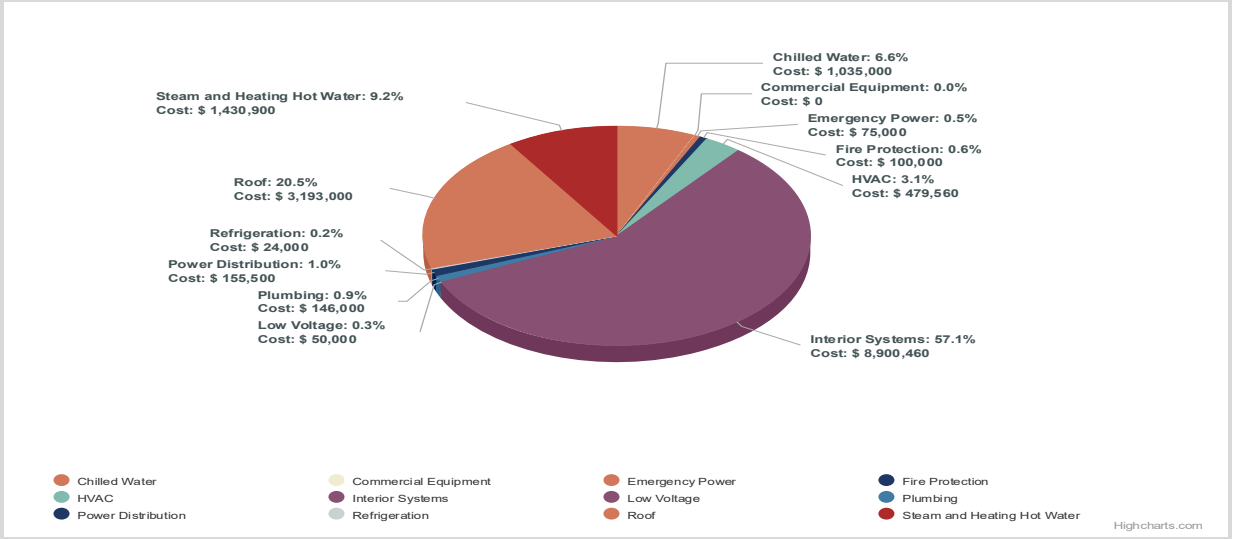
Facility Condition Index (FCI) and Extended Facility Condition Index (EFCI) are measures to understand the investment requirement in a building or group of buildings to properly perform their function. In the following graphic, DM = Deferred Maintenance, FC = Future Capital, CRV = Current Replacement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

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$3,286,960\ (DM)}{\$40,530,600\ (CRV)} = 0.0811$ (Good)	$EFCI = \frac{\$15,589,420\ (DM + FC)}{\$40,530,600\ (CRV)} = 0.3846$ (Poor)



Capital Spending Plan by System

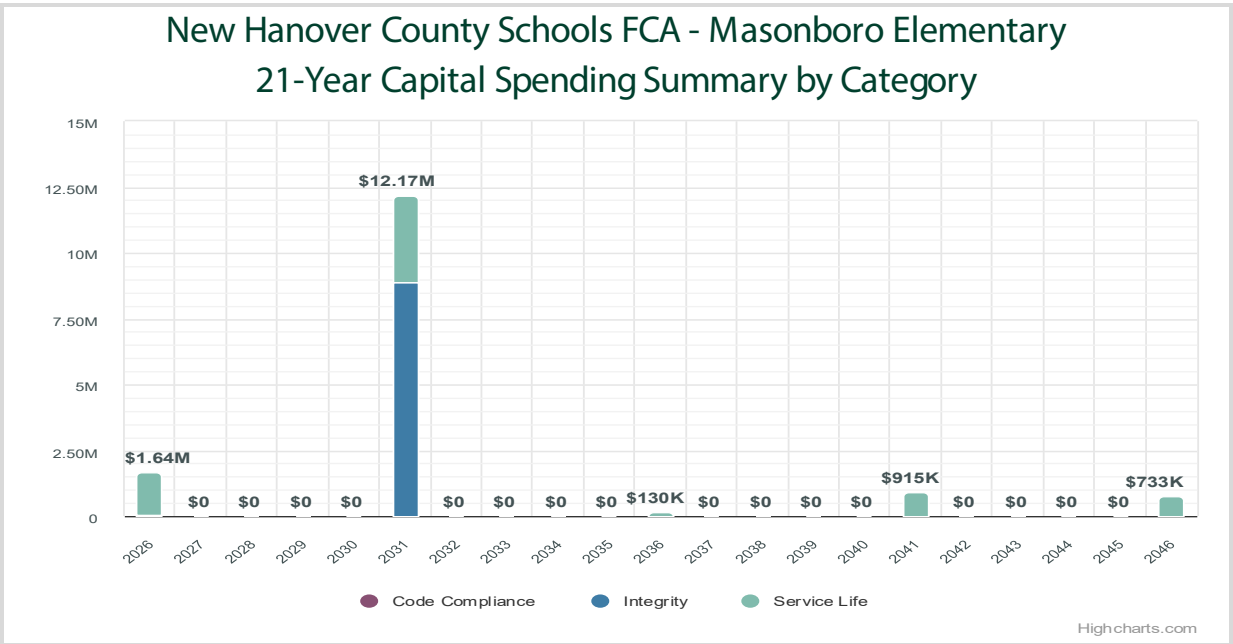
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TOTAL = $15.59M

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 = $15.59M			
Code Compliance:	$40K-0.3%	Integrity:	$8.92M-57.2%
Service Life:	$6.63M-42.5%		

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Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
380A-A-004	Refurbish interior finishes	2031	$8,563,500
380A-A-009	Replace metal roof panels roofing sector B1	2031	$525,000
380A-A-020	Replace metal roof panels roofing sector D2	2031	$364,000
380A-A-017	Replace metal roof panels roofing sector C2	2031	$364,000
380A-A-005	Replace BUR hybrid roofing sector A1	2031	$306,000
SUBTOTAL			$10,122,500

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
380A-E-014	Replace General Industries fuel storage tank 1	2041	$55,000
380A-E-003	Replace fire alarm control panel	2026, 2036	$50,000
380A-E-002	Replace Current Technology specialty power distribution	2026, 2046	$22,500
380A-E-006	Replace Square D panelboard PP2	2041	$20,800
380A-E-008	Replace Square D panelboard LP2	2041	$20,800
SUBTOTAL			$169,100

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
380A-M-018	Replace Trane chiller 1	2026, 2041	$1,012,500
380A-M-026	Replace PowerFlame hot water boiler 1	2026, 2046	$763,000
380A-M-002	Replace Peerless hot water boiler 3	2026, 2046	$616,400
380A-M-009	Replace CaptiveAire fire suppression hood	2026, 2041	$100,000
380A-M-028	Replace Amtrol expansion tank 1	2026, 2031	$44,000
SUBTOTAL			$2,535,900

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