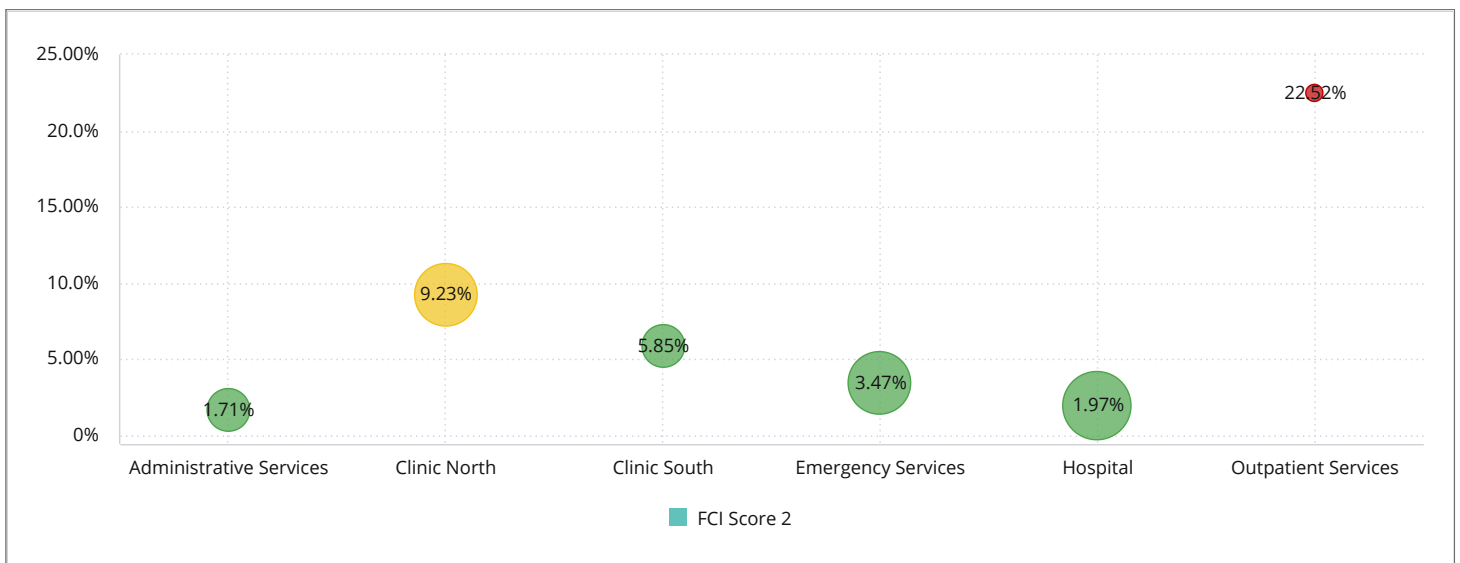




## Summary of FCI Score: Portfolio View

What is the Facility Condition Index? FCI is **the total cost of needed building repairs and renewal divided by the current cost of replacing the building**. Each building's FCI score reflects the current condition of the building: good, fair, poor, or critical. It is normal to see buildings in all stages of condition.

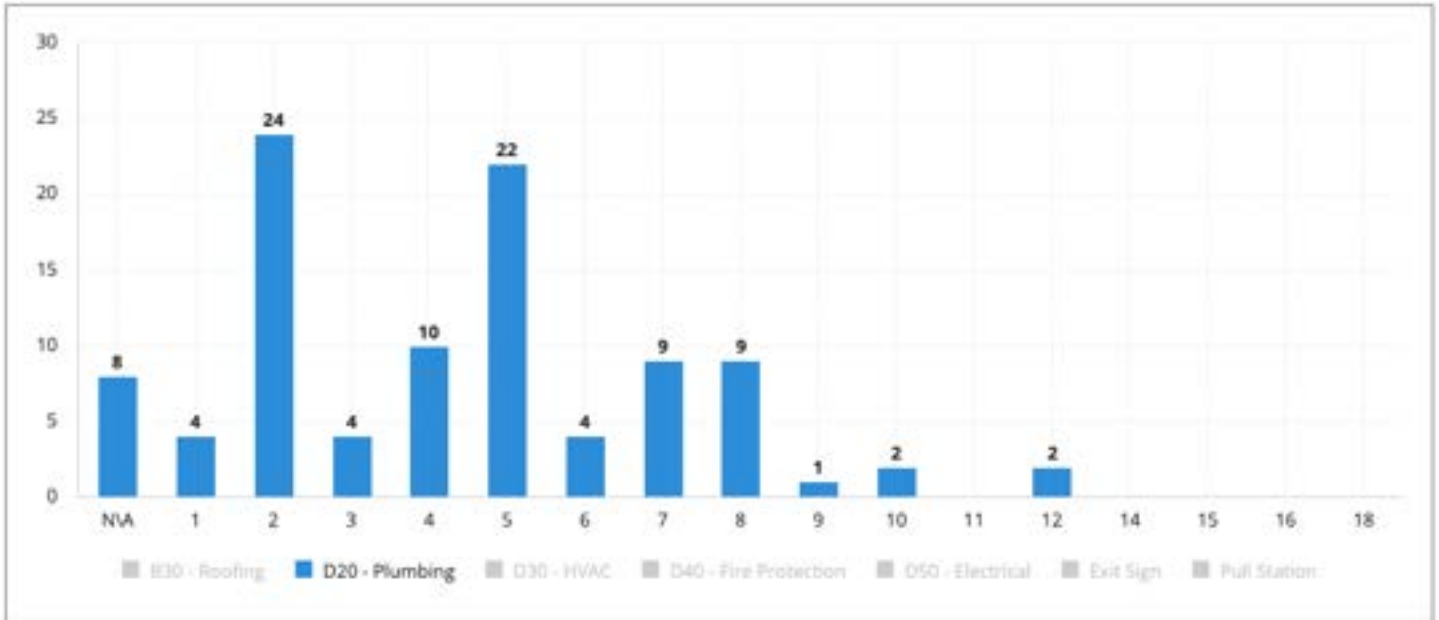


## Summary Of Recommendation:

This document is based on current conditions observed during a site visit and provides recommendations for corrective actions by each discipline as deemed necessary. The following recommendations provide a summary of the findings.

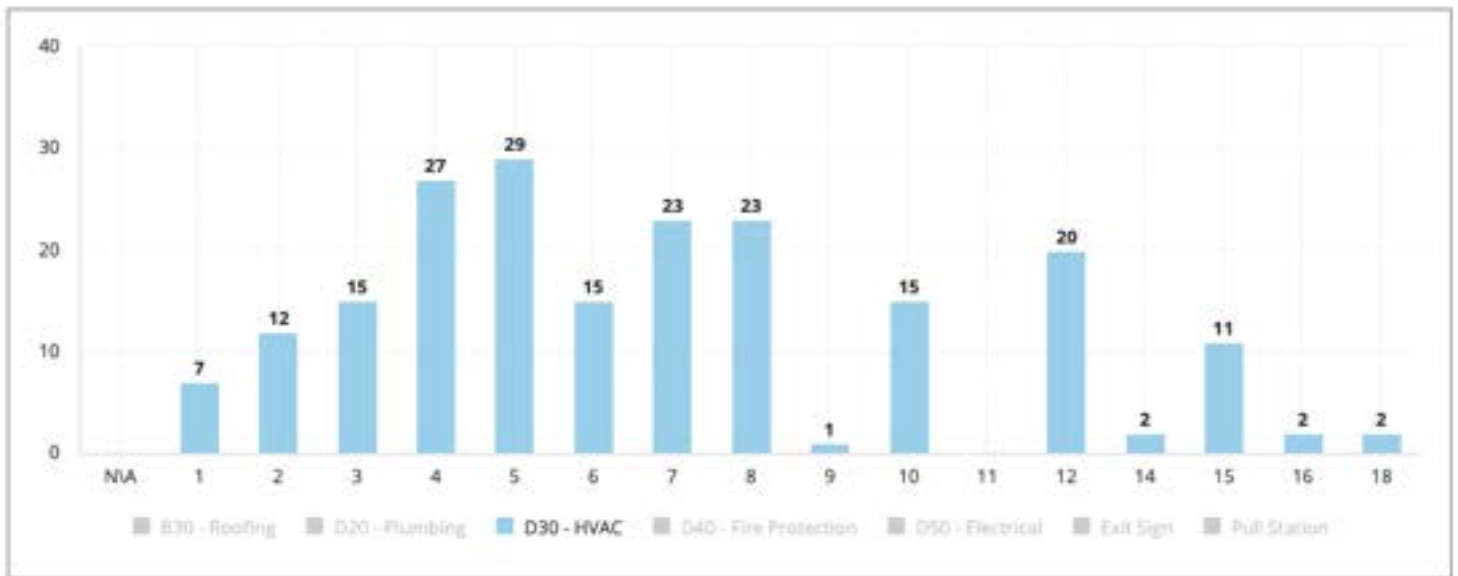
## Plumbing: Remaining Life

On average supply pipes that are brass, iron or steel can have a viable lifespan of **50-70 years**; copper is 70-80 or more years. PVC piping has a shorter lifespan of fewer than 50 years.



## HVAC: Remaining Life

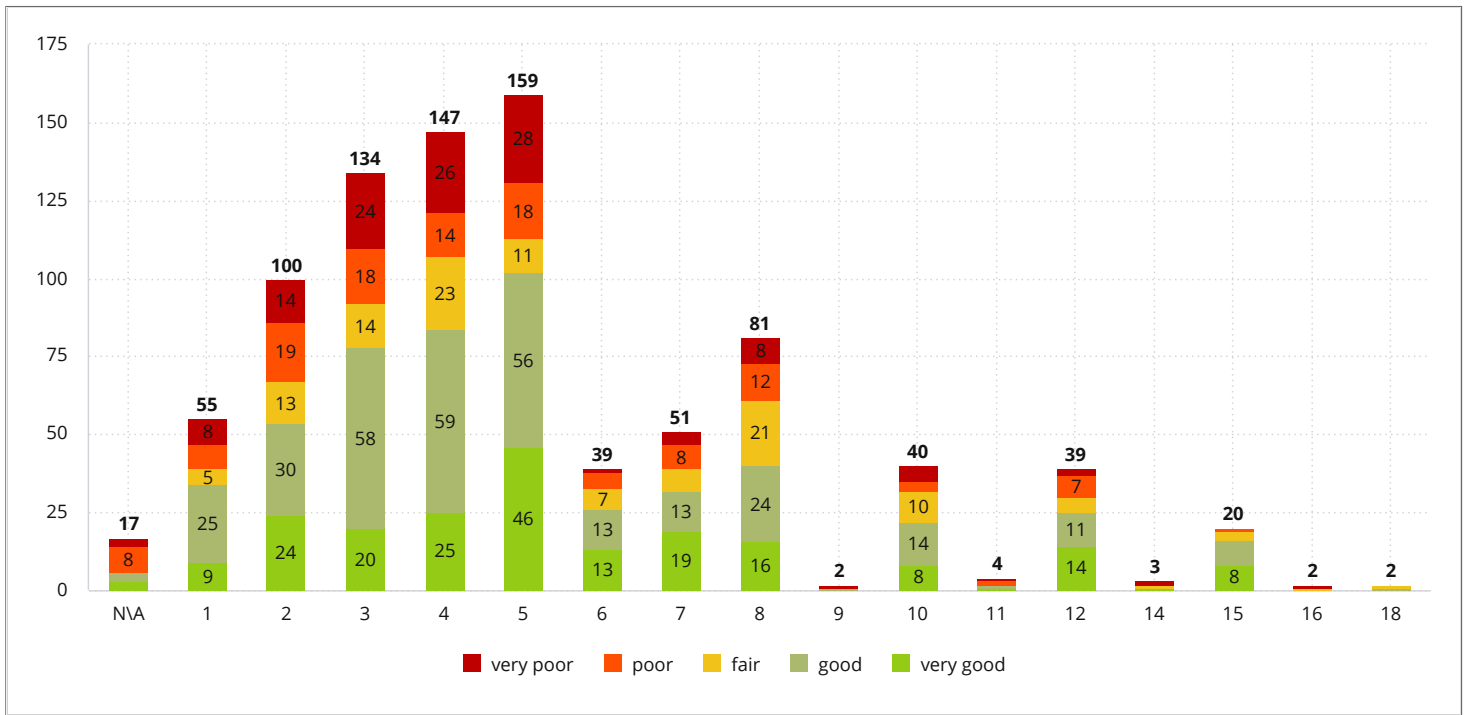
Large organizations, especially those with physical assets, often manage large numbers of assets that are in various stages of their life cycle. Understanding the condition of those assets



## Observed Remaining Life: Condition Report

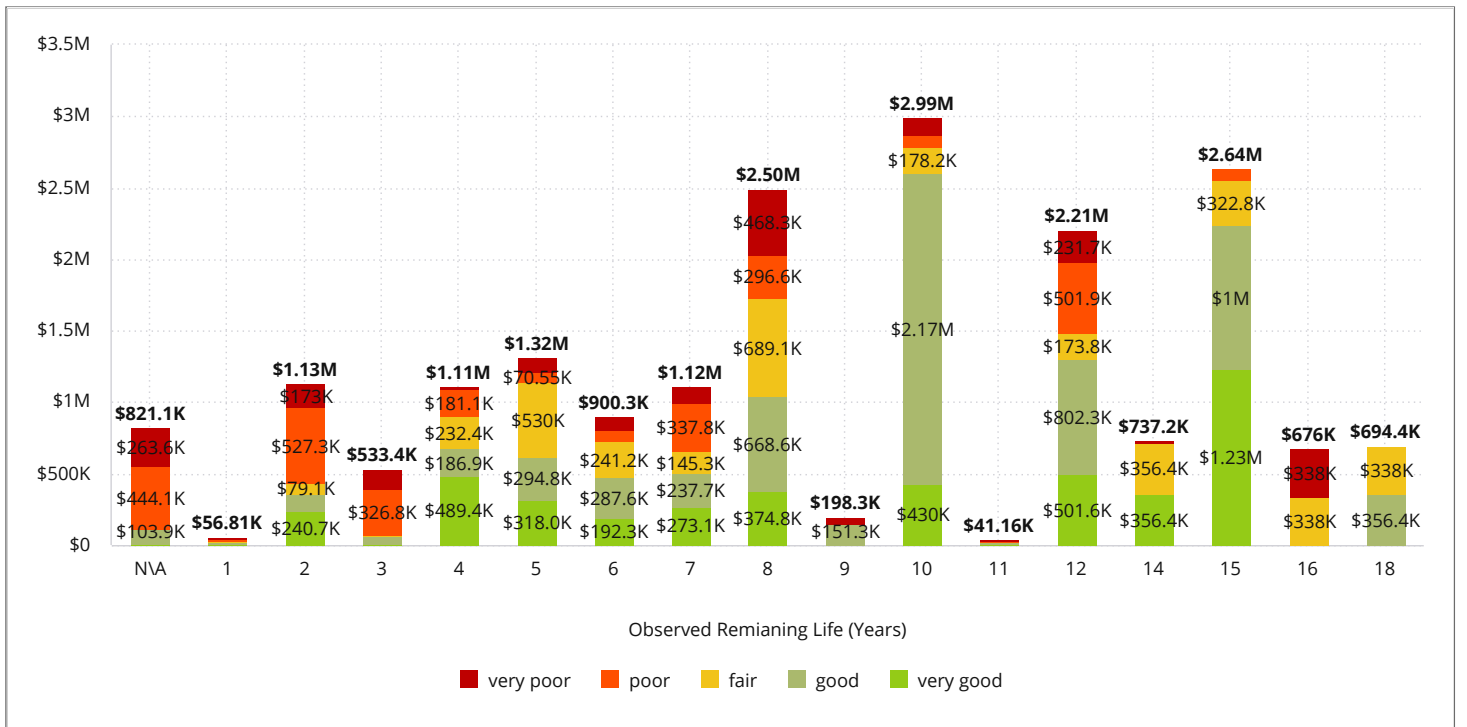
Large organizations, especially those with physical assets, often manage large numbers of assets that are in various stages of their life cycle. Understanding the condition of those assets over time is critical to the organization since understanding whether an asset needs to be retired soon helps the organization budget for that eventuality.

For example, a transit agency that monitors the health of its rolling stock of cars and locomotives can plan for the retiring of that equipment at the end of their life cycle.



## Observed Capital Cost: Per Year

To understand facility capital cost of money, it's important to appreciate a contractor's perspective on investing in capital equipment. DoD has long encouraged contractors to invest in cost-reducing facilities and equipment. However; since interest is an unallowable cost, no strong incentive exists for contractors to invest in capital equipment. Such investments typically require large outlays of cash by contractors. A contractor borrowing money to purchase facilities, will pay unallowable interest on the borrowed funds. Furthermore, if the contractor has primarily Government contracts, pricing or reimbursements will be based on project or actual costs; investing to reduce costs will not necessarily return a growth in profits.



## Breakdown of Assets: Poor Condition

Asset condition assessments involve monitoring assets periodically and using the data collected from those inspections to determine the condition of each asset. The analysis of inspection data may show that an asset needs preventative maintenance to ensure that the asset meets the expected useful life.

Category	Asset Name	Condition	Remaining Life	Cost
Pull Station	PS-3	very poor	2	\$249.13
Drinking Fountain	DF-6	very poor	2	\$1,827
Fire Extinguisher	FE-06	very poor	2	\$1,925
Fire Extinguisher	FE - 100	very poor	2	\$1,925
Fire Extinguisher	FE-02	very poor	2	\$1,925
Fire Extinguisher	FE-4	very poor	2	\$1,925
Fire Extinguisher	FE-1	very poor	2	\$1,925
Fire Extinguisher	FE-3	very poor	2	\$1,925
Fire Extinguisher	FE-5	very poor	2	\$1,925
Pump	PWP-2	very poor	2	\$4,727
Air Handling	ERU-1	very poor	2	\$22,900
Water Heater	BOOP-WH-2	very poor	2	\$44,825
Air Conditioner	DX-08	very poor	2	\$80,075

## General: Recommendations

To accomplish the following renovations At the time of this report, the estimated opinion of probable construction cost for the reported '2 Poor' & '1 Failing' deficiencies in the amount of \$687,382 in addition to owner soft cost for a total project cost amount of \$511,858.

### Site work & Utilities - \$29,294

1. Sliding gate requires replacement and has been cited by the fire department as an immediate need.
2. Paving has numerous cracks observed in paving and curb locations.

### Structural - \$130,437

1. There is considerable open expansion and control joints in the Apparatus Bays that need to be repaired. The seal coating on the floor has needs for replacement.

### Exterior Construction - \$13,623

1. The perimeter of the building has numerous locations where the sidewalk expansion joint to the foundation has failed and needs replacement.
2. Recommend that the brick be power washed around the base.
3. Caulking around all windows is failing. Will need re-caulking.
4. The hollow metal door hinges are rusting.

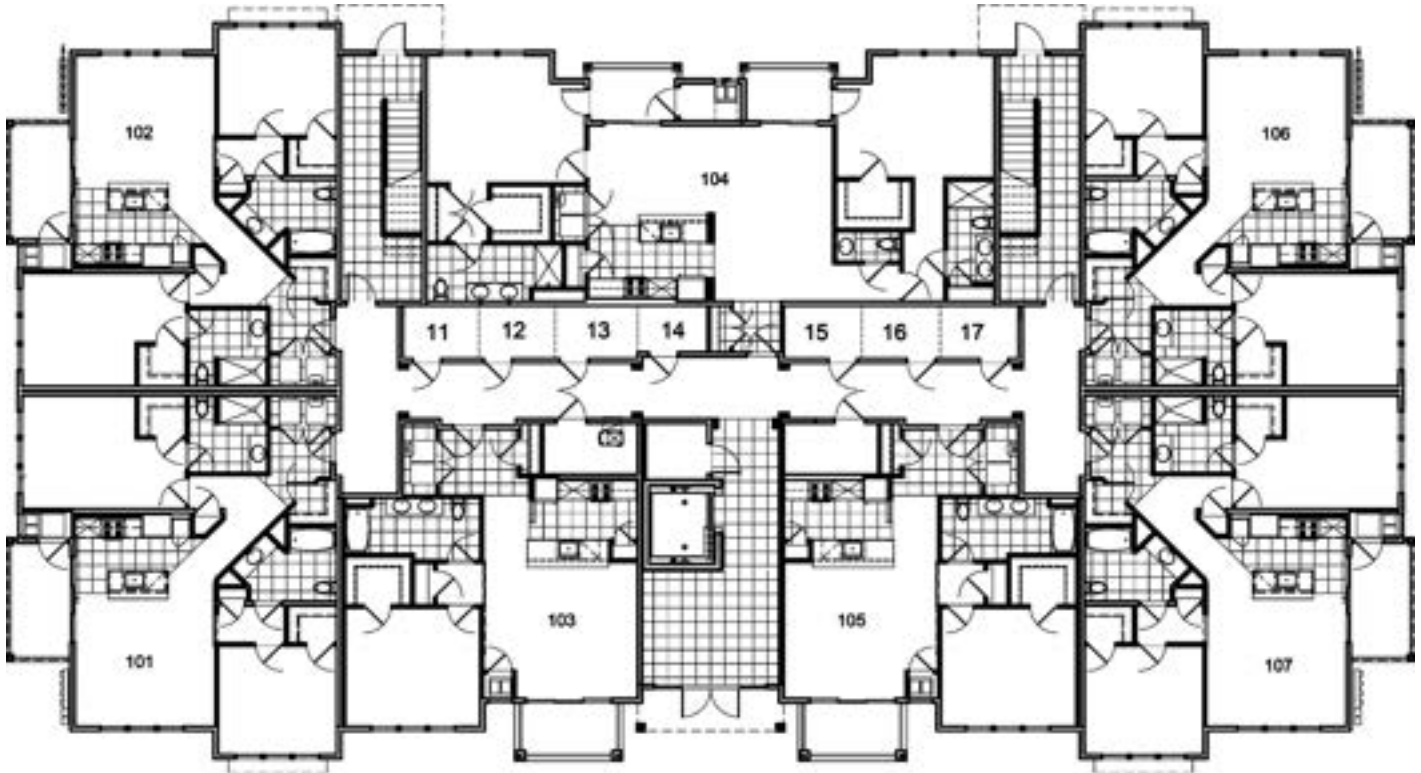
### Roofing - \$204,885

1. Staff reports that there are persistent roof leaks above the Apparatus Bays. Two areas are suspicious; the flat area above the Day room where water stains indicate bonding; and where the top of the three dormer roofs meet the main sloped metal panel roof. It appears this area has been re-calked and is now discolored. Both conditions were observed at the time of the field visit.
2. The patio canopy structure observed areas with rust.

### Interior Construction & Finishes - \$244,508

1. The entire kitchen base and upper cabinets, counter-tops, and hardware need replacement due to age and wear.
2. There are several interior doors with loose hardware due to age, which need repair. Need to repaint all painted doors and frames.

### Floorplan: First Floor



### AED: North Wing



**AED: South Wing**



**Rooftop Units: South Wing**



Scope of Work	Unit	Unit Cost Per SF	Total
1. Sitework (Parking Lots, Paving, Softscape, Utilities)	SF	\$ 2.84	\$29,294
2. Exterior (Walls, Veneer, Glazing, Openings)	SF	\$ 1.32	\$13,623
3. Structural (Foundations, Floor & Roof Framing)	SF	\$ 12.66	\$130,437
4. Roofing (Membranes, Panels, Accessories, etc...)	SF	\$ 19.89	\$204,885
5. Interior Construction (Opngs., Millwork, Specialties)	SF	\$ 11.72	\$120,743
6. Stairs (Interior & Exterior, Metal Fabrications)	SF	\$ 0.84	\$8,625
7. Interior Finishes (Partitions, Flooring, Ceilings)	SF	\$ 11.18	\$115,140
8. Conveying Systems (Passenger, Freight, Escalators)	SF	\$ 11.28	\$113,140
9. Plumbing (Equipment, Fixtures, Piping)	SF	\$ 1.86	\$19,167
10. Mech./HVAC (Equipment, Ductwork & Controls)	SF	\$ 0.48	\$4,976
11. Fire Protection (Sprinkler & Fire Alarm)	SF	\$ 11.28	\$114,140
12. Electrical (Panels, Lighting & Special Systems)	SF	\$ 3.93	\$40,492
Total Construction Cost - <b>\$687,381</b>			

ACP-01



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**SPECS**

Type	Pump	Size	60,000 BTU
Category	HVAC	Installation Date	08/12/2010
Manufacturer	CANADA	Observed Remaining Life	8
Model	ABC123	Condition	Poor
Serial Number	19280527	Replacement Cost	\$12,055

AC-1



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**SPECS**

Type	Air Conditioner	Size	7500 BTU
Category	HVAC	Installation Date	7/01/2020
Manufacturer	Carrier	Observed Remaining Life	12
Model	Not Accessible	Condition	Fair
Serial Number	55165551	Replacement Cost	\$7900.00

AC-1



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**SPECS**

Type	Air Conditioner	Size	5000 BTU
Category	HVAC	Installation Date	12/01/2017
Manufacturer	Carrier	Observed Remaining Life	12
Model	548855	Condition	Good
Serial Number	5515556	Replacement Cost	\$5800.00