FAIRMONT STATE UNIVERSITY

REQUEST FOR PROPOSAL (RFP)

RFP-464

CAMPUS FACILITIES MASTER PLAN

Addendum #2

Bidders must include the attached **Addendum Acknowledgement** with their technical proposal

Addendum Issue Date: June 3, 2026

SUBMITTAL DUE DATE AND TIME:

One (1) **original technical and cost proposal** plus five (5) convenience copies of technical proposal, as well as an electronic copy (submitted on a USB drive) to:

Lenora Montgomery
Asst Vice President of Facilities
Fairmont State University
Physical Plant Room 107
1201 Locust Avenue
Fairmont, WV 26554

The outside of the envelope or package(s) for both the technical and the cost proposal should be clearly marked:

REQ/RFP #:	RFP-464
Opening Date:	June 11, 2026
Opening Time:	3:00 p.m.

Late submittals will not be accepted. Proposals will be accepted until the time and date specified.

Addendum Acknowledgement: (must be included with your technical proposal)

I hereby acknowledge receipt of the following check addendum(s) and have made the necessary revisions to my proposal.

Addendum 's:

No. 1 _____

No. 2 _____

No. 3 _____

No. 4 _____

No. 5 _____

I understand that failure to confirm the receipt of the addendum(s) is cause for rejection of bids.

_____ Signature

_____ Company

_____ Date

The purpose of Addendum # 2 is to provide responses to questions submitted by the deadline of May 29, 2026.

Attachments: Campus Square Footage Information
Facilities Condition Assessment 2023 – Executive Summary

Question 1:

Can you provide a building inventory (including building name, date built, and square footage) for the buildings to be studied in the master plan?

Response 1:

Please refer to the attached document.

Question 2:

Can you provide a list of in-scope assets, including square footage, addresses, and year of construction for each building? This information is a critical part of determining accurate scheduling and pricing information for this proposal.

Response 2:

Please refer to the attached document. All buildings on campus have the same 1201 Locust Ave. Fairmont, WV 26554, address except for Residence Halls and the Robert C. Byrd National Aerospace Education Center.

Bryant Place: 1120 Bryant Street, Fairmont, WV 26554-1521
Morrow Hall: 100 Falconcrest Lane, Fairmont, WV 26554-2486
Pence Hall: 700 Falconcrest Lane, Fairmont, WV 26554-2486
Prichard Hall: 300 Falconcrest Lane, Fairmont, WV 26554-2486
University Terrace: 20 Squibb Wilson Blvd., Fairmont, WV 26554-6343
RCB National Aerospace Education Center: 1050 E. Benedum Industrial Drive Bridgeport, WV 26330

Locust Avenue Property – Fairmont State currently owns several properties on the South side of Locust Avenue. It is currently a parking lot. Fairmont State has desires to grow this property and develop the area.

Question 3:

What level of FCA detail are you looking for? (systems level only or systems and components level, etc?)

Response 3:

The facilities condition assessment should include systems and components level. The FCA should follow the APPA five-level standard.

Question 4:

Do you currently utilize a CMMS/Work Order System and which provider do you utilize? Are you seeking population services?

Response 4:

Our current system is Brightly Asset Essentials. Yes, the scope should include integration into our work order platform, ongoing, active preventive and predictive maintenance.

Questions 5:

Has Fairmont State University performed facilities condition assessments in the past? If so, at what level of detail?

Response 5:

Yes, Brightly / Alpha Facilities Solutions conducted a facilities condition assessment (equipment, MEP, ADA) in 2023 that includes executive summary, individual facility condition information, renewal forecasts, and typical system lifecycles. Executive summary is attached to this Addendum for reference. Full assessment shall be shared with the successful firm.

Question 6:

Does Fairmont State maintain a current space inventory? If so, at what level of detail (building, floor, room, FICM space use code), and in what format is it maintained (Archibus, AIM, FAMIS, spreadsheet, CAD)?

Response 6:

FSU does not have a current space inventory. Some details are available, such as building room lists with associated square footage. A space inventory should be created, in spreadsheet format, as part of the scope of this study.

Question 7:

Are room station counts (seat capacities) maintained at the room level, and are they current?

Response 7:

Room capacities are set in Banner system overseen by the Registrar office. Facilities have begun going through two buildings to confirm seat capacities, right size, and address changes through the Registrar and Provost offices.

Question 8:

For the purposes of the facilities assessment, can the University provide a list of included buildings, their square footage, and construction dates?

Response 8:

Please refer to the attached document. A map of included buildings was issued as part of Addendum 1.

Question 9:

Has the University completed a prior space utilization study, and can it be shared with bidders or with the successful firm?

Response 9: FSU does not have a prior space utilization study to provide.

Question 10:

Is the Bridgeport Aerospace Facility included, or is the analysis limited to the main Fairmont Campus?

Response 10:

The scope should include the Bridgeport Aerospace facility.

Question 11:

Should any leased, affiliated, or jointly used space be included in the inventory and utilization analysis?

Response 11:

The Bridgeport Aerospace facility, currently used by Pierpont Community & Technical College, should be included. Anticipated date for Pierpont C&TC to vacate the facility within 18-24 months.

Question 12:

The plan assumes growth from approximately 3241 to 5000 students over six years, described as occurring across the board. Will program level or college-level enrollment projections be made available to the selected team?

Response 12:

Relevant enrollment data and planning information will be shared with the selected firm as appropriate during the master planning process. The University's six-year goal of 5,000 students represents total headcount and includes approximately 500 dual-enrollment and other non-degree-seeking students, as well as approximately 500 graduate students. The selected firm will have opportunities to engage with university stakeholders to better understand enrollment trends, academic priorities, and future space needs associated with anticipated growth.

Question 13:

Do we need to conduct any site/civil assessment which may include storm water assessment given the topography of the site? Are there other utility assessment that needs to be part of this master plan?

Response 13:

Yes, utility infrastructure is a fundamental component and should be included to ensure that campus energy, water and data networks can support current and future needs.

Question 14:

The wording in the RFP states that a member of the prime bidder must have attended the mandatory pre-proposal to submit a proposal. Our exclusive team member and partner, Pickering Associates, attended the proposal and submitted a Letter of Intent on behalf of our team. Would you please confirm if that is acceptable? If not, will the University consider amending the RFP to allow our team to be able to submit a proposal if an exclusive team member attended the mandatory pre-proposal and submitted a Letter of Intent?

Response 14:

Section 1.9, page 7. Pre-bid Conference is mandatory and only those in attendance may submit a bid/proposal. The proposal will need to be presented with the name of the firm who was present at the pre-bid conference.

Question 15:

How comprehensive of a Facilities Condition Assessment (FCA) is required? For example, should we limit ADA review to ADA priority 1. Should code/life safety/ADA be addressed as a high-level screening (identify likely issues/risks), or do you expect more detailed analysis and specific upgrade solutions? Should we limit this effort to a set number of hours, or will all main routes across the campus need to be assessed? For buildings/facilities, similarly, should we limit this effort to a set number of hours or assume all accessible entrances, required accessible routes, and high-traffic public areas need to be assessed?

Response 15:

The ADA assessment should be a high-level, detailed assessment, including upgraded solutions and ballpark cost for campus sidewalks, all accessible building entrances, and high-traffic public areas.

Question 16:

Related to the question above, please confirm if the Facilities Condition Assessment is limited to a visual observation of the building shell and systems (Arch., Structural, MEP, and code compliance) and that high-level recommendations will be provided based on age and function. Please confirm if a more detailed assessment is required, similar to a facilities cost index analysis, which would require cost estimating for each individual building system and a more detailed life cycle analysis.

Response 16:

High-level capital forecasting for the next 20 years, as well as deferred maintenance prioritization and life cycle analysis with cost estimating, is required for each building.

Question 17:

Will there be any environmental assessments needed under for the FCA identified as part of this report. For example: Wetland delineation, floodplain studies, stormwater facilities assessments.

Response 17:

Environmental assessments may include, but not be limited to, assessments for hazardous building materials, and stormwater management.

Question 18:

Does FSU have parking counts and utilization rates (percent) per lot that will be provided for the FMP?

Response 18:

Yes, FSU has an inventory of the number & type of parking for designated parking area, but the successful firm will need to verify and update as needed. Some parking study utilization data is available.

Question 19:

Does FSU have any site utility plans that will be provided for the FMP for the facilities assessment?

Response 19:

FSU has as-built site utility plans for most buildings, as well as a campus-wide utility plan in AutoCAD.

Question 20:

Will the University provide available FMP-related documents/data such as drawings/as-builts (if available), prior reports, recent capital work, and maintenance/work-order history? Related to this question, we understand that the University will provide the Equipment Assessment report completed in 2023. Will verification or review of this report's findings be anticipated in the FMP scope of services?

Response 20:

Yes, Fairmont State can share all the above with the successful firm. The scope includes verification and updating of the 2023 Equipment Assessment report.

Question 21:

Does FSU currently offer any public transportation (excluding Fairmont-Marion County Transit Authority) for students? Does any other local public transportation provide service to/from the campus, for example, local bus service or high school bus service (shuttle). If so, can there be any usage rates provided?

Response 21:

Fairmont-Marion County Transit Authority is the only current public transportation offered.

Question 22:

Has FSU signed up for any sustainability goals? For example, the American College & University Presidents' Climate Commitment (ACUPCC), specific LEED rating for new facilities, etc.?

Response 22:

No.

Question 23:

What enrollment baseline should proposers use (e.g., Fall headcount), and should the "5,000 in 6 years" be treated as the primary planning scenario?

Response 23:

Proposers should use a projected total headcount of 5,000 students within six years as the primary planning scenario. This figure includes approximately 500 dual-enrollment and other non-degree-seeking students, as well as approximately 500 graduate students, many of whom may not regularly attend courses or reside on campus. For campus facilities planning purposes, the University anticipates growth to approximately 4,000 undergraduate students, which may require additional academic, athletic, and residential facilities.

Question 24:

Can the University share recent occupancy trends (by building and semester), along with any known operational challenges (maintenance backlog, staffing constraints, recurring system issues)?

Response 24:

Fairmont State University's Facilities Department does not currently track classroom occupancy trends. However, other departments, including Housing, the Registrar's Office, and Institutional Effectiveness, may have relevant data available and can coordinate with the successful firm as needed.

The Facilities Department will also work with the successful firm during project initiation to identify and discuss operational challenges, utilization concerns, and other factors that may inform the planning process.

End of Questions/Responses.

Fairmont State Properties

Main Campus		Ft.^{2}	Description
1*	Bryant Place (2004)	91,080	Housing- Semi Suite Style, 6th floor, South wing is academic.
2	Colebank Hall (1935)	45,964	FSU IT, Data Center, Gym/Assembly, College of Education, Health & Human Performance offices.
	Concession Stand (1984)	1,277	At Duvall-Rosier Field
4	Education Building (1990)	54,000	College of Education, Health & Human Performance; College of Nursing
5	Engineering Building (1964, ren 2008)	76,424	College of Science & Technology
6	Erickson Alumni Center	4,548	FSU Foundation
7	Falcon Center (2004)	130,948	Student Activity Center,Student Health & Wellness services, Cafeteria, Chick-fil-A, Starbucks
8	Feaster Center (1976, ren 2009)	73,675	Athletics, Basketball Court, Natatorium
9	Folklife Center (1920, ren 2009)	6,200	College of Liberal Arts
10	Hardway Hall (1915, 2012)	55,362	College of Liberal Arts, FSU executive offices, and administration. Career Services and Registrar.
	Hazardous Waste Storage (1994)	135	Beside Hunt Haught Hall
11	Hunt Haught Hall (1969)	62,065	College of Science & Technology
12	Jaynes Hall (1930)	38,609	College of Business & Aviation
	Kiln Building (1972)	400	Beside Hunt Haught Hall
13	Morrow Hall (1923)	37,500	Traditional Housing
21	Musick Library (1950, ren 2004)	52,248	Library, Testing, Tutoring, IT Help Desk, Future Saxby's Coffee Shop
16	Parking Garage (2004)	295,255	
17	Pence Hall (1957)	23,873	Campus Police, Traditional Housing
18	Physical Plant (1975)	22,708	Maintenance, Safety, Construction, Environmental, Mail Room, Supply, Deliveries, Purchasing
18	Physical Plant Annex (1987)	9,573	Roads & Grounds, Surplus
	Press Box (1982)	1,672	At Duvall-Rosier Field
20	Prichard Hall (1963)	30,379	Traditional Housing
18	Salt Storage (1982)	308	Next to PP Annex
15	School House (1920)	572	FSU's History
22	Shaw House (2004)	3,789	President's Residence
24	Turley Center (1958, 2013)	45,342	FSU Student Success Center: Recruitment, Admissions, Retention, Financial Aid, Housing, Disability Services, International Students, Veterans, Student Government & Greek Life.
25	University Terrace (2016)	105,706	Apartments/Semi Suites
26	Wallman Hall (1964)	56,962	College of Liberal Arts, College of Science & Technology
Main Campus Sub-Total		**1,326,574**	

* correlate to Campus Graphic

Last updated 6/1/2026 SD

Fairmont	Ft.^{2}	Description
Gear Up- Merchant St. (1972)	9,739	Building is offline
Fairmont, WV Sub-Total	**9,739**	

Bridgeport	Ft.^{2}	Description
National Aerospace Center (1993)	36,514	Pierpont Community & Technical College, two classrooms used by FSU College of Business & Aviation
Hangar B (2003, 2011)	18,106	College of Business & Aviation
Bridgeport, WV Sub-Total	**54,620**	

Grand Total (All Campus')	1,390,933

(101.03 acres main campus only)

FAIRMONT STATE UNIVERSITY

Fairmont University

Facility Condition Assessment

Executive Summary Report

September 22, 2023

Alpha™ Facilities Solutions

in partnership with

Brightly

Alpha™
Facilities Solutions
Building perspective.

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Phone: 210-492-5742 | answers@alphafacilities.com
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FACILITY CONDITION ASSESSMENT
FAIRMONT UNIVERSITY

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EXECUTIVE SUMMARY

Introduction

Fairmont University entered into a contract with Brightly's Capital Planning Software whom is partnered with ALPHA Facilities Solutions, LLC (ALPHA) to provide facility condition assessment and implementation services for Brightly's Capital Planning Software (Brightly), SchoolDude's Cloud-based capital planning solution used to forecast facility needs and justify funding requirements. The project was completed by a team consisting of engineers, architects, and construction professionals. Data collected during the Facility Condition Assessment phase of the project was input into Brightly in order to estimate current and future funding requirements for facility sustainment. This predictive approach to asset management is known as Capital Planning and is used to anticipate funding and maintenance needs many years into the future.

The scope of work included the following:

1. Identify and document current and forecasted conditions of approximately 1,372,414 square feet of facilities.
2. Identify and document current site needs.
3. Identify and document remaining service life of major building systems to include envelope; architectural finishes; roofs; electrical; plumbing; and heating, ventilation, and air conditioning (HVAC).
4. Provide Rough Order of Magnitude (ROM) cost estimates for building system renewal and site repairs.
5. Forecast facility renewal requirements based on lifecycle analysis of existing systems over the span of the next 20 years for each facility.
6. Provide a Facility Condition Index (FCI) measurement to illustrate the relative condition of all facilities.
7. Utilize an Abbreviated Accessibility Survey checklist based on the ASTM-E2018 Baseline for Property Condition Assessment (PCA).

Acknowledgement

Finally, the ALPHA Team would like to take this opportunity to thank Fairmont University for allowing ALPHA to help the University achieve its goals. We would also like to thank Christa Kwiatkowski, Stephanie DeGroot, Donald Strand, and their staff for investing a substantial amount of their valuable time to work with us on this project; their knowledge of the facilities was superb and their contributions were invaluable.

Facility Condition Assessment Approach

Brightly's Capital Planning Software (Brightly) was used to document facility conditions, to determine current requirements, and to forecast future requirements for facilities within the Fairmont University. Parametric cost models contained within Brightly were assigned to most buildings while new cost models were developed in instances where an appropriate cost model did not exist. New cost models developed by the ALPHA Team are also contained within Brightly. System and component life cycles used within the cost models are based on average service life as shown in the Preventive Maintenance Guidebook: Best Practices to Maintain Efficient and Sustainable Buildings published by Building Owners and Managers Association (BOMA) International. When life cycle information is not provided by BOMA, we used our experience and professional judgment to suggest appropriate average service life for those components and systems. Unit costs, which are used to calculate renewal requirements, are also built into the cost models. Life cycles and unit costs have been adjusted on a location-specific basis as appropriate or as requested by University personnel.

Although there are many factors that are important to obtain a successful outcome for a facility condition assessment, three provide the foundation for establishing a reliable cost model for each building. Those three factors are related to the following basic building information:

- Gross area
- Date built
- Building/location name

The gross area of a building, also known as gross square footage (GSF), is one of the basic building blocks for determining current replacement value (CRV) and generating system renewal costs, which are major components of a parametric-based effort. The date built for each facility provides the basis for establishing life cycles for many, and in some cases, all major building systems. Finally, although not critical to the outcome of the project, agreeing upon a building/location naming convention that is meaningful to all stakeholders enhances the usefulness and readability of the facility condition assessment report. Please note that GSF for each building was provided by the University and generally was not validated as part of this project. It should be noted that some building names may have changed at the direction of the University from what was indicated in documentation initially provided. Locations, names, dates built, and GSF data contained in this report are as shown in your Brightly's Capital Planning Software account.

In order to determine basic building information, the ALPHA Team met with designated University personnel to discuss University-specific information such as building construction/renovation programs and building naming conventions. Scaled floor and site plans were generally not available, so square footages associated with additions and site features were obtained from a combination of sources to include University records, satellite imagery, and professional judgment.

It is worth noting that, although most concealed systems may appear to be functional, the risk of failure increases with time when they have exceeded the average service life as predicted by BOMA. Consequently, this effort assumes that replacement of concealed systems that have exceeded the average service life as predicted by BOMA is appropriate. Based on the availability of resources and the tolerance for risk or potential out-of-service conditions, the University may elect to defer immediate replacement of concealed systems that have exceeded average service life as appropriate.

Building condition requirements and site infrastructure requirements are documented within Brightly's Capital Planning Software and based on estimated quantities, RS Means, and client supplied data when available.

Prioritization of Needs

Finally, all needs contained within Brightly have been assigned a default priority based on importance to mission performance. Therefore, systems whose failure might render a building not suitable for occupancy have been ranked with a higher priority than those systems that have minimal or no impact on a facility's suitability for occupancy. For example, replacement of an HVAC system might take priority over replacement of flooring. The priority for a specific need can be changed if required and priorities can be further refined if desired by assignment of scores of one through 99. Although additional priorities are available within Brightly, priorities used for this project are:

- High
- Medium
- Low

Needs contained within Brightly have been ranked in terms of urgency in order to aid in the prioritization for allocation of funds. The priorities of applicable systems for this project are as follows:

High

- ADA - Access to Goods and Services
- ADA - Drinking Fountains/Public Telephones
- ADA - Elevators/Lifts
- ADA - Entrances/Exits
- ADA - Guestrooms
- ADA - Parking/Accessibility
- ADA - Paths of Travel
- ADA - Ramps
- ADA - Toilet Rooms
- Electrical - Branch Wiring
- Electrical - Communications and Security
- Electrical - Lighting
- Electrical - Other Electrical Systems
- Electrical - Service & Distribution
- Fire Protection - Sprinklers
- HVAC - Controls & Instrumentation
- HVAC - Cooling Generating Systems
- HVAC - Distribution Systems
- HVAC - Heat Generating Systems
- HVAC - Terminal & Package Units
- Roofing

Medium

- Conveying
- Exterior Enclosure - Exterior Doors
- Exterior Enclosure - Exterior Windows
- Interior Construction - Interior Doors
- Plumbing - Domestic Water Distribution
- Plumbing - Plumbing Fixtures
- Plumbing - Sanitary Waste

Low

- Exterior Enclosure - Exterior Walls
- Interior Construction - Fittings
- Interior Finishes - Ceiling Finishes
- Interior Finishes - Floor Finishes
- Interior Finishes - Wall Finishes
- Pedestrian Pavements
- Vehicular Pavements

Building Performance Metrics

As part of the FCA process, a facility condition index (FCI) was calculated for each facility. The FCI is used to quantify a facility's physical condition at a specific point in time and is calculated using the expired system replacement costs (costs associated with systems that are beyond average service life) and the current replacement value (CRV) of the building. Expired system replacement costs consist of work that is necessary to restore the facility to a condition equivalent to its original (like new) state.

The FCI can be helpful in several ways to include:

- Comparing the condition of one facility to a group of facilities
- Tracking trends (the extent of improvement or deterioration over time)
- Prioritizing capital improvement projects
- Making renovation versus replacement decisions

The FCI is calculated as shown in the example below.

Example 1: Total expired system replacement costs (Requirements) = $3,000,000

Current Replacement Value (CRV) = $10,000,000

$$FCI = \frac{\$3{,}000{,}000}{\$10{,}000{,}000} = .30$$

It is important to note there is no recognized standard for what constitutes an acceptable or unacceptable FCI. For example, the International Facility Management Association (IFMA) indicates that building condition is often defined in terms of the FCI as follows:

1. Good - 0% to 5%,
2. Fair - 5% to 10%,
3. Poor - 10% to 30%, and
4. Critical - greater than 30%

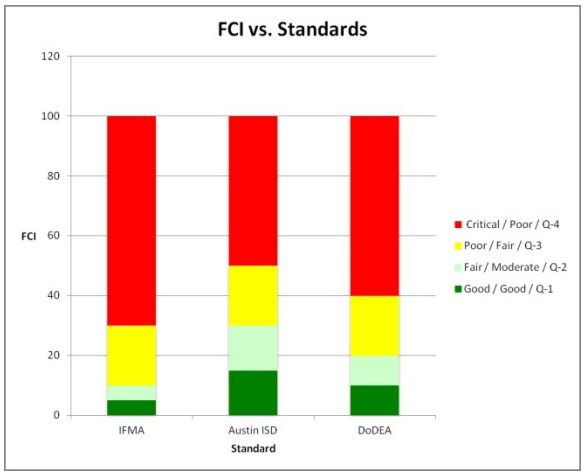


Figure 1. FCI Standards

The Renovate Versus Replacement Question

A question that often arises is at what point does it make sense to replace a facility rather than to renovate it? Again, there is no industry standard, but conventional thinking is that replacement of a facility should be seriously considered when the FCI rises above 50%. However, the FCI is not the only consideration when making renovation versus replacement decisions. One consideration that should be taken into account is whether a facility is functionally adequate for the intended use. Another consideration revolves around the magnitude of needed renovations. For example, when cost of renovation reaches or exceeds 50% of the replacement cost of the facility, requirements to meet Americans with Disabilities Act (ADA), Life Safety and possibly other codes may be triggered. When the requirement to meet current building codes or civil rights statutes, such as those mentioned above are triggered, additional costs will be incurred. Although it is not possible to predict what the additional costs will be until project requirements are identified and cost estimates are prepared, it has been our experience that additional cost can be expected to range from 5% to 20% depending upon the age of the facility.

Categorization of Costs

At this point, it is appropriate to review the different types of costs associated with facility renovation and construction and how they apply to this project. According to the American Institute of Architects (AIA), facility capital costs are normally subdivided into three major categories - site costs, hard costs, and soft costs. Site costs are normally associated with the owner's initial land acquisition and development costs for a project and are not a consideration in the context of this project. Hard costs are associated with direct construction costs while soft costs can be defined as any indirect costs incurred in addition to the direct construction costs. Soft costs include a variety of costs such as design fees, legal fees, taxes, insurance, owner's administration costs, and financing costs. Cost data produced by the parametric cost models within CFD includes hard costs including consideration of renewal costs, which accounts for the additional cost associated with replacing an existing building system versus constructing the system in a new facility. Cost information within this report does not include soft costs.

It is important to remember that cost models are intended to produce rough order of magnitude (ROM) costs for purposes of developing a baseline from which to establish an FCI for each facility and to facilitate capital planning. It is not unusual for those new to the parametric cost estimating/life cycle analysis process to have expectations that are not completely in alignment with what the process is intended to yield. For example, the parametric cost estimating/life cycle analysis process generates ROM budgeting-level costs while costs that are more detailed are derived during formal preliminary design and final design cost estimating processes.

As a point of interest, *APPA: Leadership in Educational Facilities* published a paper citing research conducted by the *Building Research Board of the National Research Council* indicating, “Underfunding of maintenance and repair is a widespread and persistent problem.” The council concluded, “That an appropriate total budget allocation for routine maintenance and capital renewal is in the range of two to four percent of the aggregate current replacement value (CRV) of those facilities (excluding major infrastructure). When a backlog of deferred maintenance has been allowed to accumulate, spending must exceed this minimum level until the backlog has been eliminated.

Facility Condition Assessment

Facility-related data contained in this report was developed at the building level, which in turn, was rolled up at the campus level. Likewise, site infrastructure requirements were rolled up at the campus level. All data was then rolled up to provide an aggregate view of District facilities. Data within this report has been grouped as follows:

- Housing
- Administration
- Athletics
- Maintenance
- Classroom

This report includes the following content, which is found at campus and/or Executive Summary levels:

- Facility Description: Summary of Findings
- Current Needs (2023)
- Forecasted Needs (2028)
- Current and Forecasted Needs: Summarized by Reporting Period
- Current and Forecasted Needs: Summarized by System
- Need Priorities (High - Medium - Low)

Appendix B - Supplemental Information provides additional information the reader may find useful.

Site and Infrastructure Condition Assessment

A site infrastructure assessment was included in the scope of work for this project. The site infrastructure assessment is a visual evaluation of the site systems. The teams walked each site to determine the general condition of the systems and categorized them as follows:

- Good condition
- In need of repair
- In need of replacement

Estimated quantities were calculated by digitizing marked-up Google Earth aerial photographs. Google Earth Aerial photographs were used in lieu of site plans.

The site assessment was performed and the subsequent results grouped by location. Findings for each location were divided as follows:

- Pedestrian Pavements
- Vehicular Pavements
- Site Development

Please note that not all locations have all of the various infrastructure systems present.

We determined unit pricing for the various deficiency requirements by referencing 2023 RSMeans Building Construction Cost Data and Assembly Cost Data when available; industry sources were used as a supplemental source for unit pricing when needed.

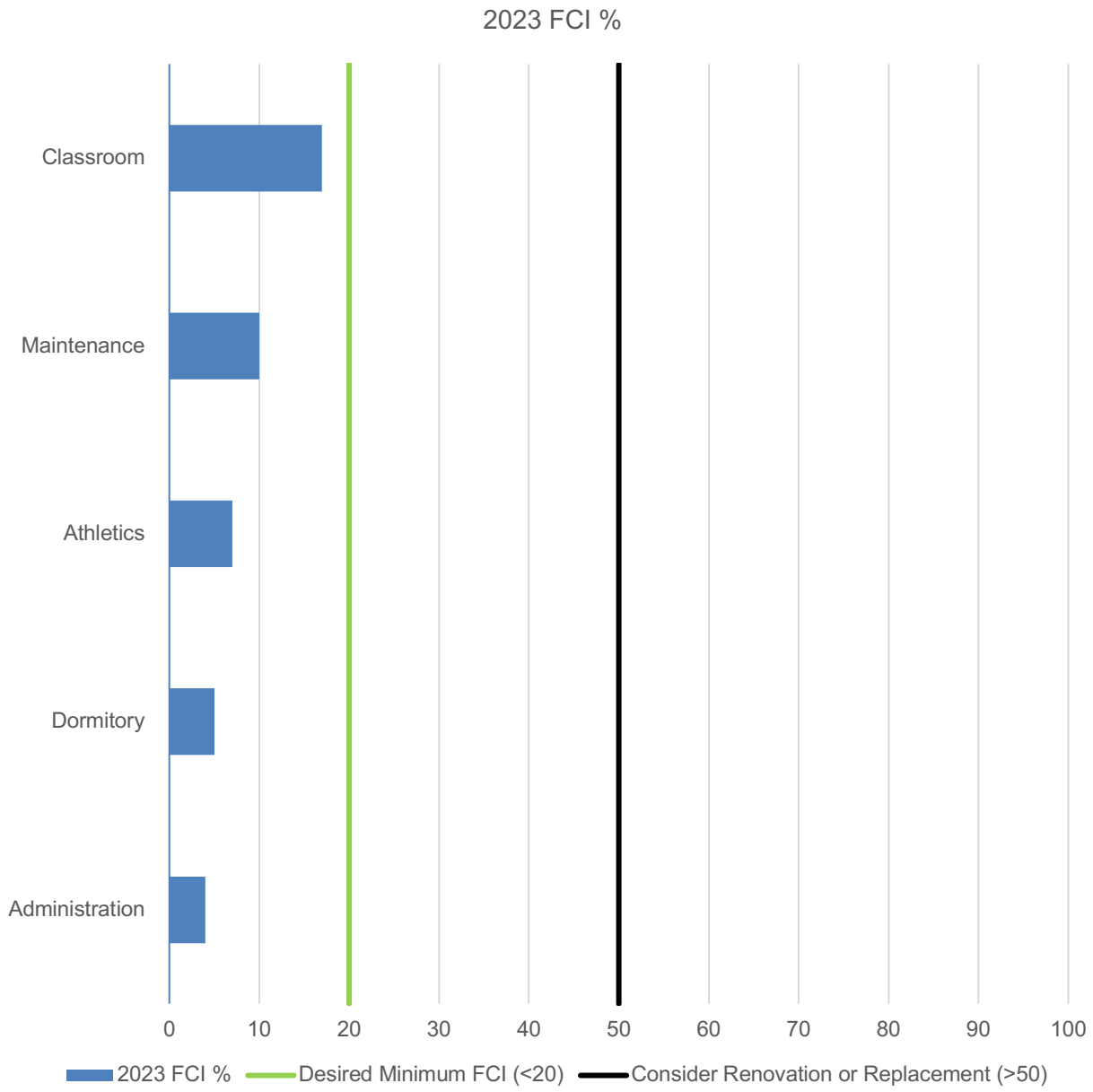
Overview of Findings

The Facility Condition Assessment and University implementation project included 26 permanent facilities, 0 portables, totaling1,372,414 square feet. The average FCI for the facilities assessed is 9 while the average FCI in five years is estimated to be 12 assuming current facility sustainment funding levels. The assessment team made the following general observations:

1. 14 facilities assessed were noted to utilize either the original domestic water piping or piping constructed before 1985. It is recommended that any building constructed before 1985 have a water quality test performed on a regular basis. The following buildings were noted to meet these conditions: Colebank Hall, Concession Stand, Engineering Building, Feaster Center, Hunt Haught Hall, Jaynes Hall, Morrow Hall, Musick Library, Pence Hall, Physical Plant, Physical Plant Annex, Press Box, Prichard Hall, and Wallman Hall.
2. 7 facilities assessed were noted to have roof covering systems beyond their recommended life. The following buildings were noted to meet these conditions: Concession Stand, Kiln Building, Morrow Hall, Physical Plant, Physical Plant Annex, Press Box, and School House.
3. 21 facilities assessed were noted to utilize branch wiring that is 30+ years old, the recommended life cycle as defined by BOMA. It is recommended that infrared testing be performed on these systems prior to extending their life cycles. The following buildings were noted to meet these conditions: National Aerospace Center, Colebank Hall, Concession Stand, Education Building, Engineering Building, Feaster Center, Hunt Haught Hall, Jaynes Hall, Kiln Building, Morrow Hall, Morrow Hall, Musick Library, Pence Hall, Pence Hall, Physical Plant, Physical Plant, Physical Plant Annex, Press Box, Prichard Hall, and Wallman Hall.
4. 15 facilities assessed were noted to have either a portion of or the entire fire alarm and detection system beyond the recommended useful life of 15 years. The following buildings were noted to meet these conditions: Hangar B, National Aerospace Center, Bryant Place, Colebank Hall, Education Building, Engineering Building, Falcon Center, Feaster Center, Hunt Haught Hall, Jaynes Hall, Musick Library, Parking Garage, Physical Plant, Press Box, and Wallman Hall.
5. 11 of the facilities assessed were noted to be using HVAC ductwork that is beyond its recommended Lifecyle of 30 years. The following buildings were noted to meet these conditions: National Aerospace Center, Education Building, Hunt Haught Hall, Jaynes Hall, Morrow Hall, Musick Library, Pence Hall , Physical Plant , Physical Plant , Physical Plant Annex, and Press Box .
6. Several facilities assessed were noted to have corridors, entry ways or toilet rooms that did not meet the abbreviated Property Condition Assessment (PCA) measurements or guidelines and could not easily be remedied. A Tier III: Full Accessibility Survey should be performed to bring these areas up to standard.
7. A large amount of HVAC systems in service use R-22 refrigerant. As of January 2020, R-22 refrigerant is no longer produced, and servicing existing equipment is limited to recycled refrigerant. Since supply is limited, costs to charge existing units leaking R-22 refrigerant have gone up and are expected to rise.
8. The installation of directional signs is required for each building, which will identify the location of the accessible building entrance for visitors at each site.

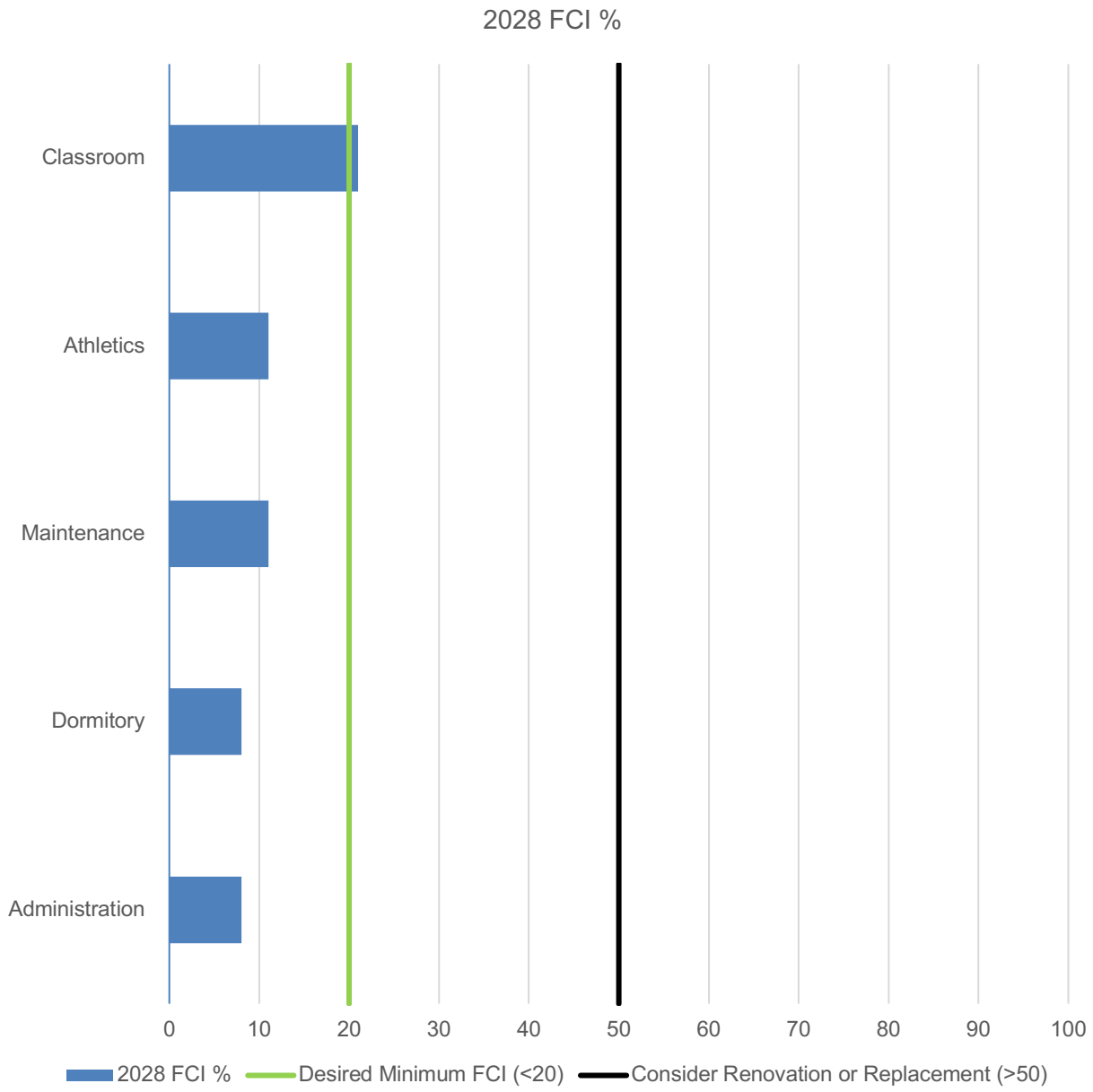
The information shown in the figure below shows the current (2023) FCI for all University facilities in order of "worst first". The farthest right point on the blue bar for each building indicates the current FCI.

Figure 2. Current Facility Condition: Fairmont University



The information shown in the figure below shows the forecast (2028) FCI for all University facilities in order of "worst first". The farthest right point on the blue bar for each building indicates the forecast FCI.

Figure 3. Forecast Facility Condition: Fairmont University



The following table summarizes findings by group. Please note the column labeled "Total Needs 2028" assumes no additional capital renewal funding is provided. A comprehensive list of expired systems and those expected to expire between now and the Year 2043 is shown in the Current and Forecasted Needs: Summarized by System - Fairmont University Table.

Table 1. Facility Description: Summary of Findings: Fairmont University

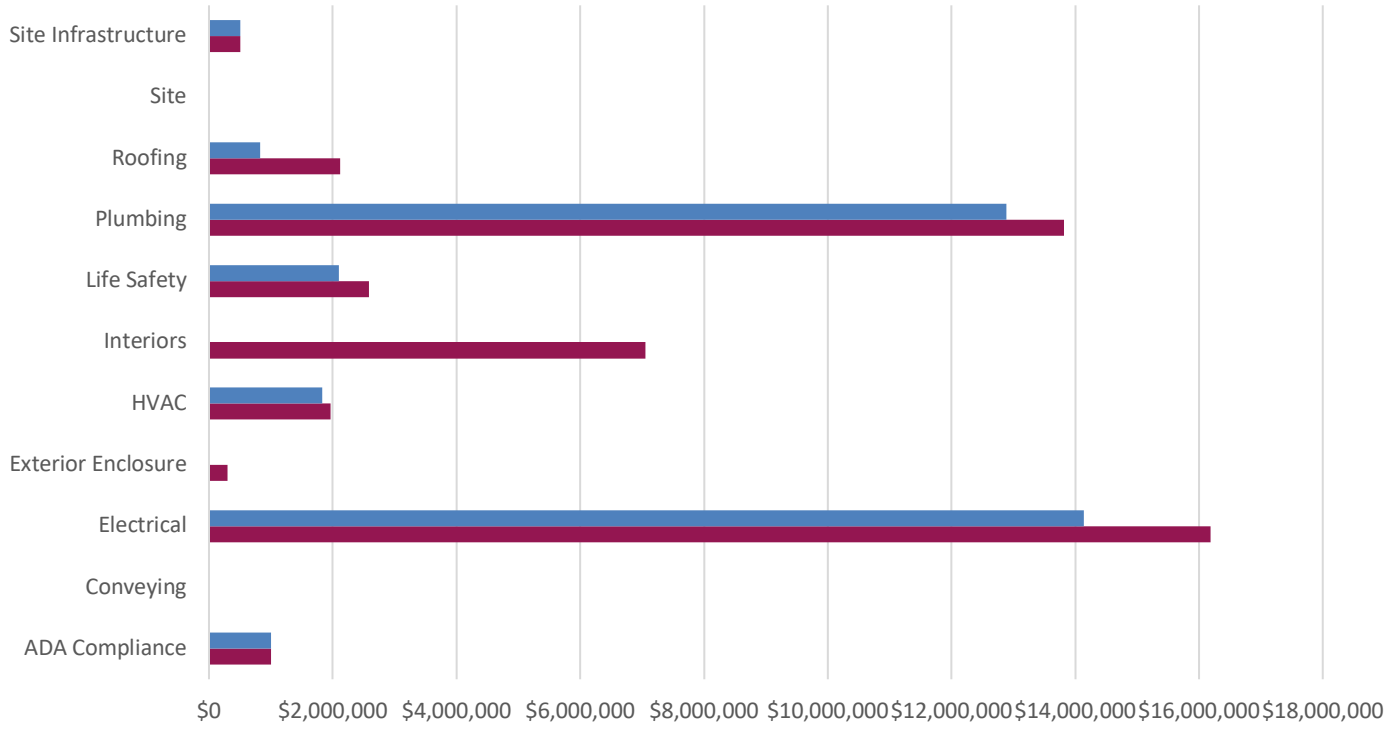
Group	Area (SF)	Total Needs 2023	Current Replacement Value	2023 FCI %	Total Needs 2028	2028 FCI %
Administration	496,415	$3,646,517	$85,406,518	4	$6,424,513	8
Athletics	205,900	$3,620,816	$52,358,155	7	$6,014,996	11
Classroom	331,174	$19,321,722	$111,481,184	17	$23,389,925	21
Housing	288,538	$4,889,456	$94,100,956	5	$7,833,657	8
Maintenance	50,387	$1,303,808	$12,513,876	10	$1,369,990	11
SUBTOTAL	***1,372,414***	***$32,782,318***	***$355,860,689***	***9***	***$45,033,081***	***13***
Site and Infrastructure (excluded from FCI calculations)		$502,835			$502,835	
TOTALS	**1,372,414**	**$33,285,153**	**$355,860,689**		**$45,535,916**	

Note: The average FCI for the Fairmont University facilities assessed is 9 while the average FCI in 5 years is estimated to be 12 assuming current sustainment levels.

The following Figures show the current and forecasted needs respectively for all facilities. Needs are grouped as follows:

- ADA Compliance
- Conveying
- Electrical
- Exterior Enclosure
- HVAC
- Interiors
- Life Safety
- Plumbing
- Roofing
- Site
- Site Infrastructure

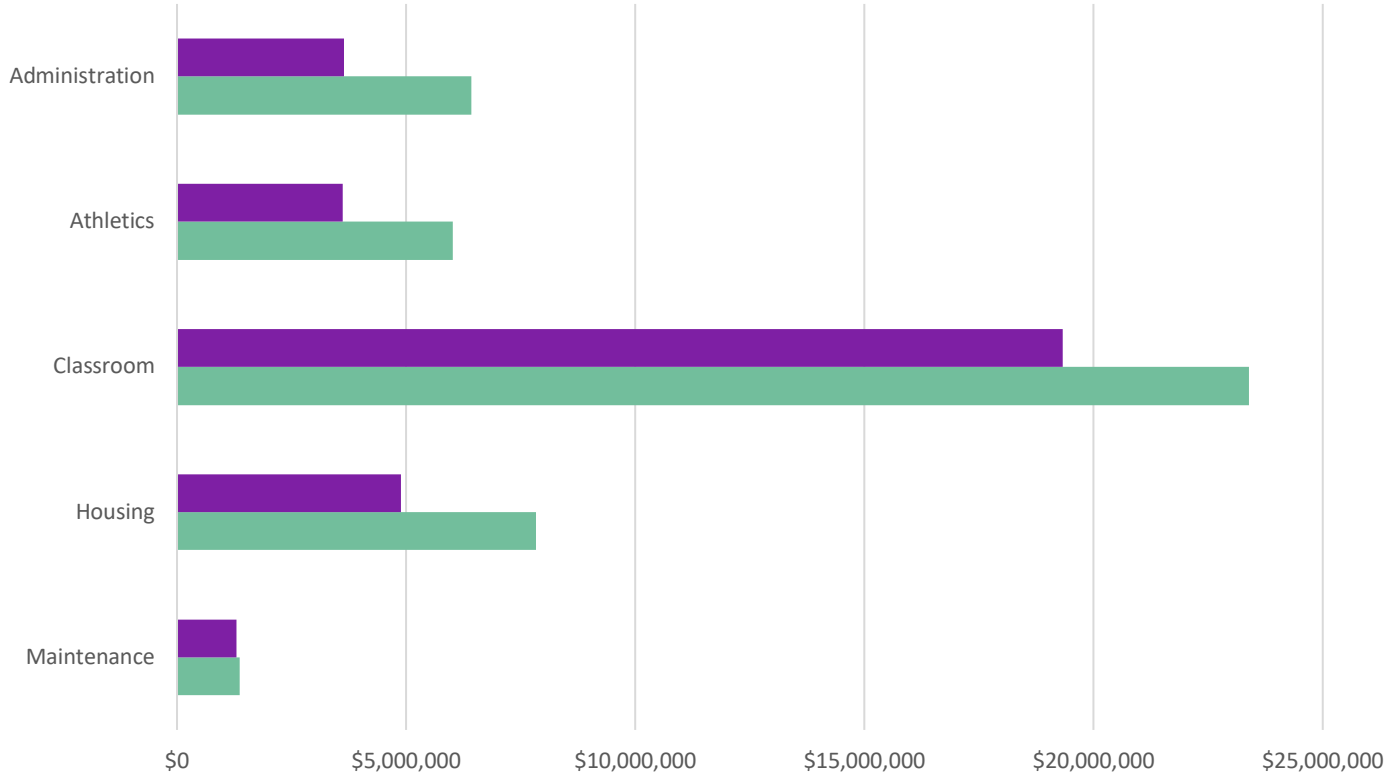
Figure 4. Comparison of 2023 Current Needs vs. 2028 Forecasted Needs by System Group: Fairmont University



	ADA Compliance	Conveying	Electrical	Exterior Enclosure	HVAC	Interiors	Life Safety	Plumbing	Roofing	Site	Site Infrastructure
2023	$1,007,317	$0	$14,135,204	$0	$1,831,285	$0	$2,094,429	$12,885,746	$828,337	$0	$502,835
2028	$1,007,317	$0	$16,191,483	$302,397	$1,959,757	$7,054,750	$2,583,596	$13,816,701	$2,117,080	$0	$502,835

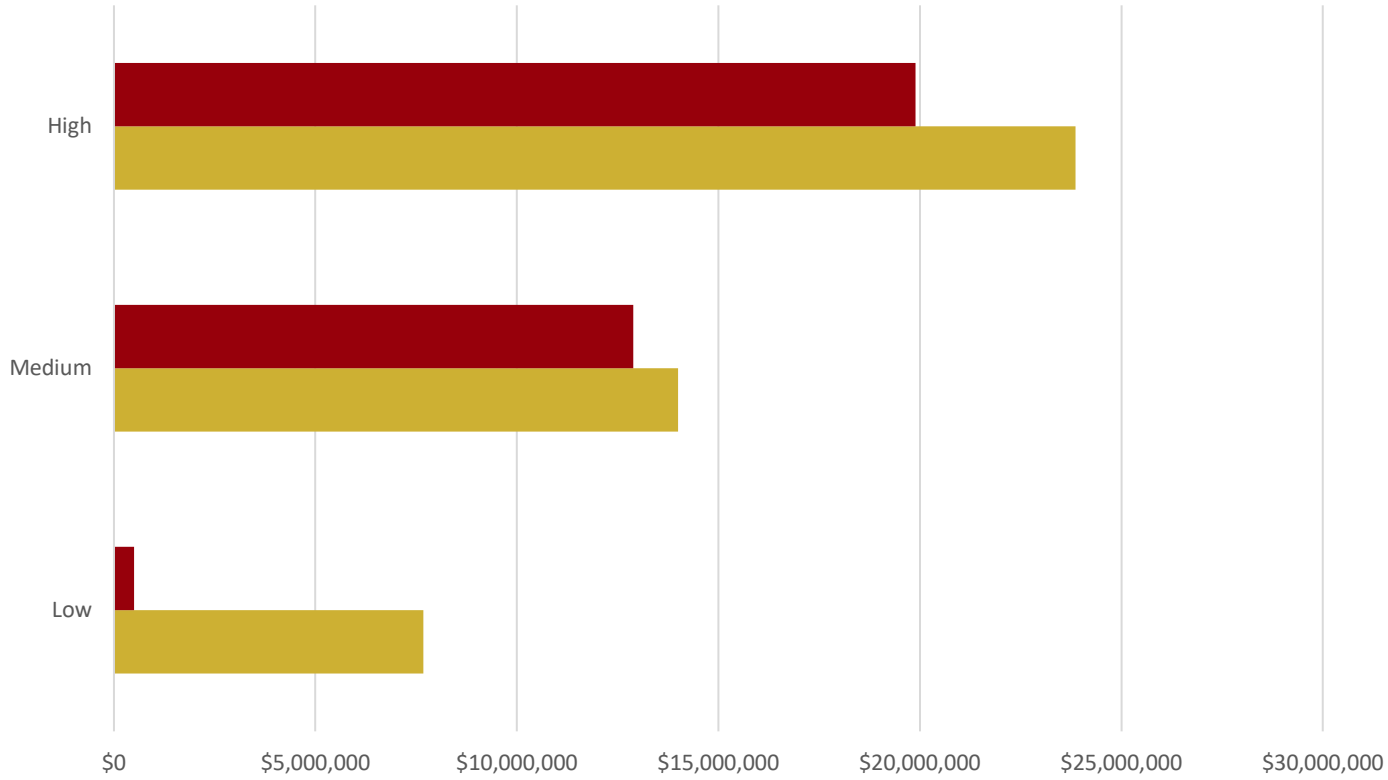
Figures below show the current and forecasted needs respectively for all University facilities grouped by location.

Figure 5. Comparison of 2023 Current Needs vs. 2028 Forecasted Needs by Group: Fairmont University



	Maintenance	Housing	Classroom	Athletics	Administration
2023	$1,303,808	$4,889,456	$19,321,722	$3,620,816	$3,646,517
2028	$1,369,990	$7,833,657	$23,389,925	$6,014,996	$6,424,513

Figure 6. Comparison of 2023 Current Needs vs. 2028 Forecasted Needs by Priority: Fairmont University



	Low	Medium	High
2023	$502,835	$12,885,746	$19,896,572
2028	$7,672,474	$14,004,210	$23,859,232

Note: Forecasted Needs (2028) include Current Needs (2023)

Figure 7. Current and Forecasted Needs: Summarized by Reporting Period (Current +10 Years): Fairmont University

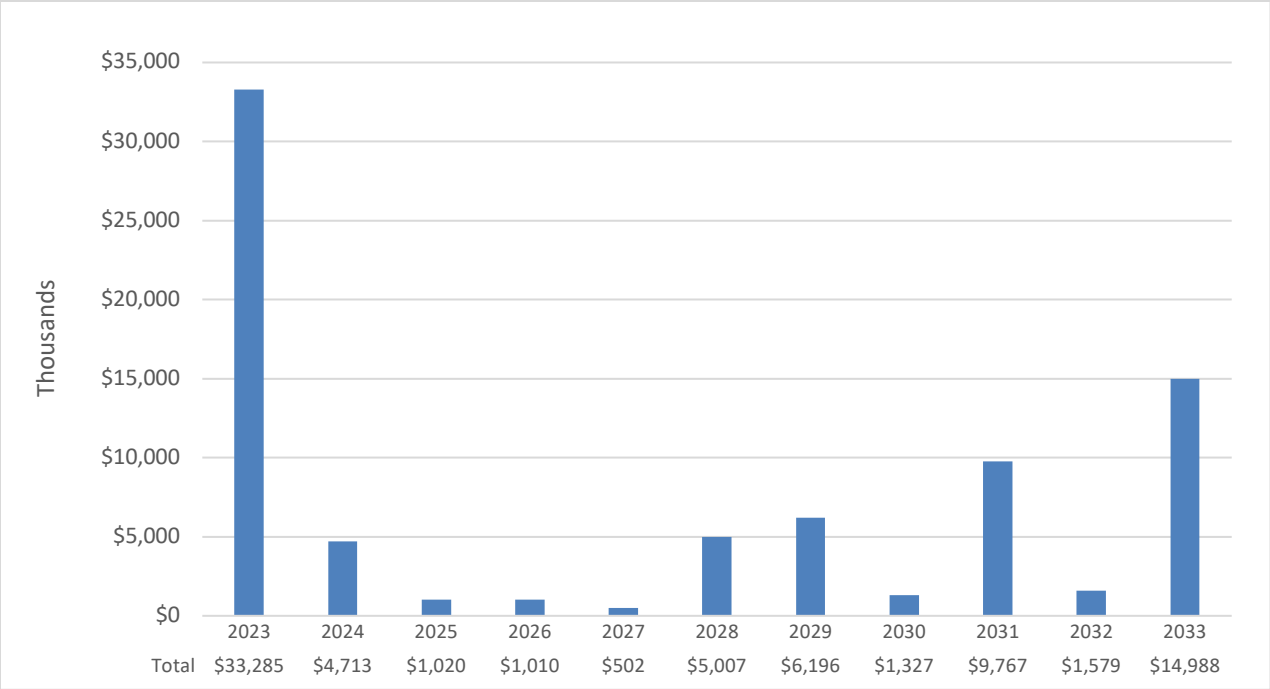


Figure 8. Current and Forecasted Needs: Summarized by Reporting Period (Years 11-20): Fairmont University

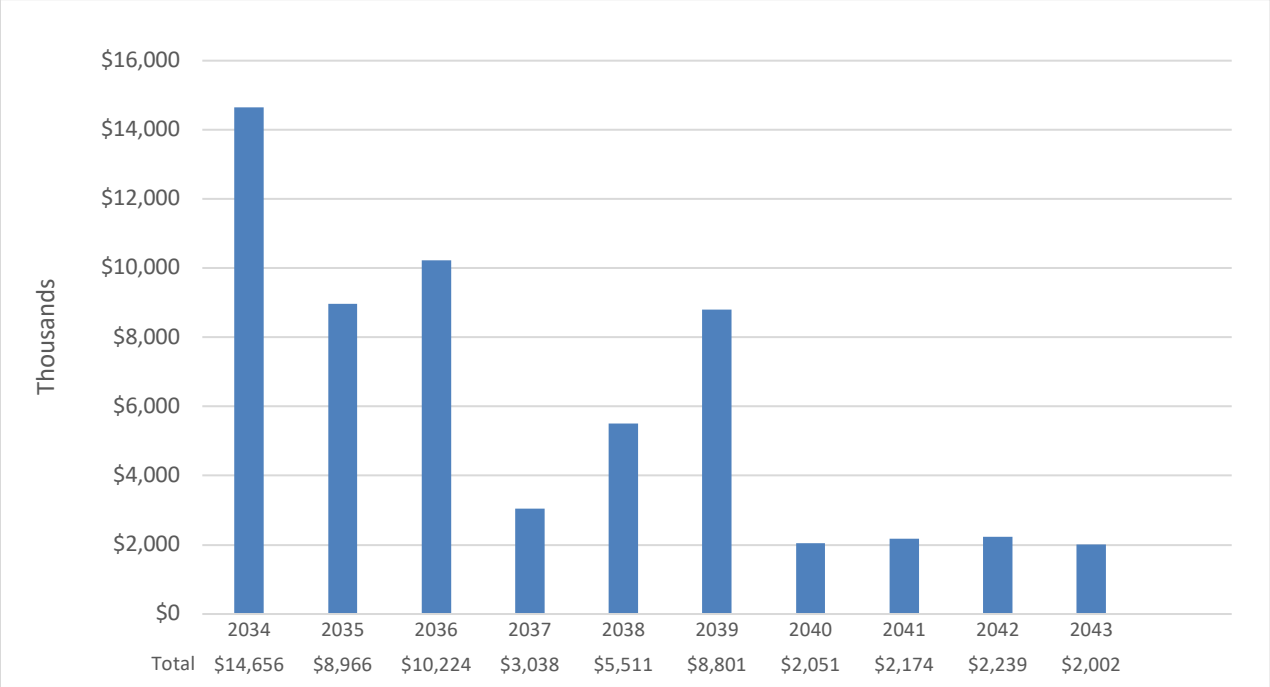


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Table 2. Current and Forecasted Needs Summarized by System (Current + 5 years): Fairmont University

System	2023	2024	2025	2026	2027	2028
Cumulative Needs by Year	***$33,285,153***	***$37,997,715***	***$39,017,533***	***$40,027,319***	***$40,529,218***	***$45,535,916***
Needs by Year	***$33,285,153***	***$4,712,562***	***$1,019,818***	***$1,009,785***	***$501,899***	***$5,006,699***
Exterior Enclosure	**$0**	**$302,397**	**$0**	**$0**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$282,185	$0	$0	$0	$0
Exterior Windows	$0	$1,121	$0	$0	$0	$0
Exterior Doors	$0	$19,092	$0	$0	$0	$0
Roofing	**$828,337**	**$656,352**	**$0**	**$180,497**	**$254,336**	**$197,558**
Roof Coverings	$828,337	$656,352	$0	$180,497	$254,336	$197,558
Interior Construction	**$0**	**$271,443**	**$0**	**$0**	**$0**	**$0**
Interior Doors	$0	$167,296	$0	$0	$0	$0
Specialties	$0	$104,147	$0	$0	$0	$0
Interiors	**$0**	**$1,381,225**	**$552,796**	**$722,887**	**$39,781**	**$4,086,618**
Ceiling Finishes	$0	$199,537	$0	$116,558	$0	$76,828
Floor Finishes	$0	$1,179,774	$497,667	$0	$0	$3,475,473
Wall Finishes	$0	$1,914	$55,128	$606,330	$39,781	$534,318
Conveying	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Conveying Systems	$0	$0	$0	$0	$0	$0
Plumbing	**$12,885,746**	**$930,955**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$4,610,173	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$930,955	$0	$0	$0	$0
Sanitary Waste	$8,275,574	$0	$0	$0	$0	$0
HVAC	**$1,831,285**	**$59,678**	**$0**	**$0**	**$2,650**	**$66,144**
Controls and Instrumentation	$0	$0	$0	$0	$0	$0
Cooling Generation	$0	$18,232	$0	$0	$2,650	$66,144
Distribution System	$1,830,172	$36,941	$0	$0	$0	$0
Heat Generation	$1,113	$0	$0	$0	$0	$0
Terminal & Package Units	$0	$4,505	$0	$0	$0	$0
Fire Protection	**$2,094,429**	**$489,167**	**$0**	**$0**	**$0**	**$0**
Sprinklers & Standpipe	$2,094,429	$489,167	$0	$0	$0	$0
Electrical	**$14,135,204**	**$621,344**	**$467,023**	**$106,401**	**$205,132**	**$656,379**
Branch Wiring	$8,563,558	$0	$0	$106,401	$205,132	$0
Communications and Security	$4,909,553	$65,917	$0	$0	$0	$440,862
Lighting	$0	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$438,277	$0	$0	$0
Exit Signs and Emergency Lighting	$662,093	$555,427	$28,746	$0	$0	$215,517
Site Infrastructure	**$502,835**	**$0**	**$0**	**$0**	**$0**	**$0**
Pedestrian Pavements	$213,400	$0	$0	$0	$0	$0
Vehicular Pavements	$289,435	$0	$0	$0	$0	$0
ADA - Entrances/Exits	**$43,505**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Entrances/Exits	$43,505	$0	$0	$0	$0	$0
ADA - Drinking Fountains/Public Telephones	**$29,235**	**$0**	**$0**	**$0**	**$0**	**$0**

System	2023	2024	2025	2026	2027	2028
ADA - Drinking Fountains/Public Telephones	$29,235	$0	$0	$0	$0	$0
ADA - Parking/Accessibility	**$38,448**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Parking/Accessibility	$38,448	$0	$0	$0	$0	$0
ADA - Toilet Rooms	**$181,330**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Toilet Rooms	$181,330	$0	$0	$0	$0	$0
ADA - Elevators/Lifts	**$527,306**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Elevators/Lifts	$527,306	$0	$0	$0	$0	$0
ADA - Paths of Travel	**$135,607**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Paths of Travel	$135,607	$0	$0	$0	$0	$0
ADA - Access to Goods and Services	**$15,104**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Access to Goods and Services	$15,104	$0	$0	$0	$0	$0
ADA - Ramps	**$2,283**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Ramps	$2,283	$0	$0	$0	$0	$0
ADA - Guestrooms	**$34,500**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Guestrooms	$34,500	$0	$0	$0	$0	$0

Table 3. Current and Forecasted Needs Summarized by System (Years 6 - 10): Fairmont University

System	2029	2030	2031	2032	2033
Cumulative Needs by Year	***$51,732,300***	***$53,058,975***	***$62,825,920***	***$64,405,260***	***$79,392,762***
Needs by Year	***$6,196,384***	***$1,326,675***	***$9,766,945***	***$1,579,340***	***$14,987,501***
Exterior Enclosure	**$21,251**	**$0**	**$888,956**	**$155,434**	**$172,805**
Exterior Walls (Finishes)	$21,251	$0	$751,650	$0	$0
Exterior Windows	$0	$0	$0	$155,434	$172,805
Exterior Doors	$0	$0	$137,306	$0	$0
Roofing	**$305,365**	**$0**	**$235,193**	**$0**	**$147,679**
Roof Coverings	$305,365	$0	$235,193	$0	$147,679
Interior Construction	**$0**	**$0**	**$3,012,234**	**$0**	**$0**
Interior Doors	$0	$0	$2,192,235	$0	$0
Specialties	$0	$0	$819,999	$0	$0
Interiors	**$1,981,579**	**$236,550**	**$4,037,159**	**$0**	**$764,018**
Ceiling Finishes	$1,981,579	$236,550	$225,295	$0	$764,018
Floor Finishes	$0	$0	$3,811,864	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Conveying	**$0**	**$0**	**$0**	**$0**	**$0**
Conveying Systems	$0	$0	$0	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$1,284,193**	**$713,823**
Domestic Water Distribution	$0	$0	$0	$0	$12,091
Plumbing Fixtures	$0	$0	$0	$1,284,193	$680,044
Sanitary Waste	$0	$0	$0	$0	$21,687
HVAC	**$1,256,630**	**$650,522**	**$1,163,138**	**$16,059**	**$3,399,366**
Controls and Instrumentation	$183,168	$0	$0	$0	$1,346,801
Cooling Generation	$0	$430,996	$205,322	$2,650	$23,426
Distribution System	$866,868	$68,052	$655,292	$0	$463,413
Heat Generation	$0	$0	$37,948	$8,904	$31,800
Terminal & Package Units	$206,594	$151,474	$264,576	$4,505	$1,533,926
Fire Protection	**$0**	**$439,603**	**$0**	**$0**	**$0**
Sprinklers & Standpipe	$0	$439,603	$0	$0	$0
Electrical	**$2,631,559**	**$0**	**$430,266**	**$123,655**	**$9,789,810**
Branch Wiring	$0	$0	$0	$0	$129,357
Communications and Security	$0	$0	$430,266	$123,655	$0
Lighting	$2,394,507	$0	$0	$0	$9,546,806
Service Distribution	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$237,052	$0	$0	$0	$113,648
Site Infrastructure	**$0**	**$0**	**$0**	**$0**	**$0**
Pedestrian Pavements	$0	$0	$0	$0	$0
Vehicular Pavements	$0	$0	$0	$0	$0
ADA - Entrances/Exits	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Entrances/Exits	$0	$0	$0	$0	$0
ADA - Drinking Fountains/Public Telephones	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Drinking Fountains/Public Telephones	$0	$0	$0	$0	$0

System	2029	2030	2031	2032	2033
ADA - Parking/Accessibility	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Parking/Accessibility	$0	$0	$0	$0	$0
ADA - Toilet Rooms	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Toilet Rooms	$0	$0	$0	$0	$0
ADA - Elevators/Lifts	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Elevators/Lifts	$0	$0	$0	$0	$0
ADA - Paths of Travel	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Paths of Travel	$0	$0	$0	$0	$0
ADA - Access to Goods and Services	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Access to Goods and Services	$0	$0	$0	$0	$0
ADA - Ramps	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Ramps	$0	$0	$0	$0	$0
ADA - Guestrooms	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Guestrooms	$0	$0	$0	$0	$0

Table 4. Current and Forecasted Needs Summarized by System (Years 11 - 15): Fairmont University

System	2034	2035	2036	2037	2038
Cumulative Needs by Year	***$94,048,461***	***$103,013,983***	***$113,238,153***	***$116,276,113***	***$121,787,442***
Needs by Year	***$14,655,699***	***$8,965,523***	***$10,224,170***	***$3,037,960***	***$5,511,329***
Exterior Enclosure	**$88,109**	**$3,296,976**	**$1,665,069**	**$14,853**	**$468,463**
Exterior Walls (Finishes)	$88,109	$3,101,730	$1,549,089	$0	$0
Exterior Windows	$0	$0	$0	$0	$412,752
Exterior Doors	$0	$195,246	$115,980	$14,853	$55,711
Roofing	**$0**	**$0**	**$328,176**	**$272,386**	**$427,193**
Roof Coverings	$0	$0	$328,176	$272,386	$427,193
Interior Construction	**$0**	**$3,174,081**	**$2,595,927**	**$82,544**	**$0**
Interior Doors	$0	$529,211	$1,702,601	$39,761	$0
Specialties	$0	$2,644,870	$893,327	$42,784	$0
Interiors	**$583,075**	**$1,151,058**	**$1,111,032**	**$253,855**	**$0**
Ceiling Finishes	$583,075	$0	$582,879	$0	$0
Floor Finishes	$0	$1,151,058	$528,153	$123,809	$0
Wall Finishes	$0	$0	$0	$130,046	$0
Conveying	**$0**	**$158,841**	**$553,267**	**$377,042**	**$463,644**
Conveying Systems	$0	$158,841	$553,267	$377,042	$463,644
Plumbing	**$4,198,681**	**$0**	**$0**	**$1,119,956**	**$3,244,608**
Domestic Water Distribution	$1,598,863	$0	$0	$408,693	$66,311
Plumbing Fixtures	$0	$0	$0	$0	$3,062,892
Sanitary Waste	$2,599,819	$0	$0	$711,263	$115,404
HVAC	**$3,499,007**	**$394,055**	**$1,332,269**	**$917,324**	**$61,745**
Controls and Instrumentation	$1,185,104	$0	$489,516	$0	$0
Cooling Generation	$7,526	$0	$0	$180,306	$0
Distribution System	$2,208,751	$0	$94,022	$726,312	$24,062
Heat Generation	$0	$0	$11,872	$0	$19,610
Terminal & Package Units	$97,626	$394,055	$736,859	$10,706	$18,073
Fire Protection	**$0**	**$0**	**$0**	**$0**	**$0**
Sprinklers & Standpipe	$0	$0	$0	$0	$0
Electrical	**$6,286,826**	**$790,512**	**$2,638,429**	**$0**	**$845,676**
Branch Wiring	$3,650,045	$0	$0	$0	$693,036
Communications and Security	$97,173	$0	$0	$0	$152,640
Lighting	$2,356,758	$0	$1,734,786	$0	$0
Service Distribution	$0	$744,435	$450,062	$0	$0
Exit Signs and Emergency Lighting	$182,850	$46,076	$453,581	$0	$0
Site Infrastructure	**$0**	**$0**	**$0**	**$0**	**$0**
Pedestrian Pavements	$0	$0	$0	$0	$0
Vehicular Pavements	$0	$0	$0	$0	$0
ADA - Entrances/Exits	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Entrances/Exits	$0	$0	$0	$0	$0
ADA - Drinking Fountains/Public Telephones	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Drinking Fountains/Public Telephones	$0	$0	$0	$0	$0

System	2034	2035	2036	2037	2038
ADA - Parking/Accessibility	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Parking/Accessibility	$0	$0	$0	$0	$0
ADA - Toilet Rooms	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Toilet Rooms	$0	$0	$0	$0	$0
ADA - Elevators/Lifts	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Elevators/Lifts	$0	$0	$0	$0	$0
ADA - Paths of Travel	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Paths of Travel	$0	$0	$0	$0	$0
ADA - Access to Goods and Services	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Access to Goods and Services	$0	$0	$0	$0	$0
ADA - Ramps	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Ramps	$0	$0	$0	$0	$0
ADA - Guestrooms	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Guestrooms	$0	$0	$0	$0	$0

Table 5. Current and Forecasted Needs Summarized by System (Years 16-20): Fairmont University

System	2039	2040	2041	2042	2043
Cumulative Needs by Year	***$130,588,171***	***$132,639,653***	***$134,813,547***	***$137,052,606***	***$139,054,633***
Needs by Year	***$8,800,728***	***$2,051,482***	***$2,173,894***	***$2,239,059***	***$2,002,027***
Exterior Enclosure	**$2,244,023**	**$0**	**$236,607**	**$97,480**	**$198,978**
Exterior Walls (Finishes)	$711,790	$0	$186,857	$97,480	$0
Exterior Windows	$1,532,233	$0	$0	$0	$198,978
Exterior Doors	$0	$0	$49,750	$0	$0
Roofing	**$254,003**	**$399,281**	**$106,657**	**$140,620**	**$0**
Roof Coverings	$254,003	$399,281	$106,657	$140,620	$0
Interior Construction	**$0**	**$0**	**$989,387**	**$0**	**$0**
Interior Doors	$0	$0	$328,302	$0	$0
Specialties	$0	$0	$661,085	$0	$0
Interiors	**$818,905**	**$47,995**	**$0**	**$0**	**$0**
Ceiling Finishes	$14,311	$0	$0	$0	$0
Floor Finishes	$804,595	$47,995	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Conveying	**$0**	**$0**	**$264,921**	**$282,782**	**$0**
Conveying Systems	$0	$0	$264,921	$282,782	$0
Plumbing	**$5,178,060**	**$1,442,874**	**$0**	**$512,013**	**$226,855**
Domestic Water Distribution	$0	$0	$0	$52,815	$43,256
Plumbing Fixtures	$5,178,060	$1,442,874	$0	$235,026	$0
Sanitary Waste	$0	$0	$0	$224,172	$183,599
HVAC	**$193,291**	**$161,332**	**$576,322**	**$595,855**	**$487,391**
Controls and Instrumentation	$0	$0	$0	$0	$0
Cooling Generation	$0	$0	$105,470	$0	$0
Distribution System	$46,481	$159,636	$0	$485,986	$485,695
Heat Generation	$88,404	$0	$467,460	$0	$0
Terminal & Package Units	$58,406	$1,696	$3,392	$109,869	$1,696
Fire Protection	**$0**	**$0**	**$0**	**$0**	**$244,319**
Sprinklers & Standpipe	$0	$0	$0	$0	$244,319
Electrical	**$112,447**	**$0**	**$0**	**$610,311**	**$844,484**
Branch Wiring	$112,447	$0	$0	$610,311	$499,850
Communications and Security	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$0	$344,634
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0
Site Infrastructure	**$0**	**$0**	**$0**	**$0**	**$0**
Pedestrian Pavements	$0	$0	$0	$0	$0
Vehicular Pavements	$0	$0	$0	$0	$0
ADA - Entrances/Exits	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Entrances/Exits	$0	$0	$0	$0	$0
ADA - Drinking Fountains/Public Telephones	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Drinking Fountains/Public Telephones	$0	$0	$0	$0	$0

System	2039	2040	2041	2042	2043
ADA - Parking/Accessibility	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Parking/Accessibility	$0	$0	$0	$0	$0
ADA - Toilet Rooms	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Toilet Rooms	$0	$0	$0	$0	$0
ADA - Elevators/Lifts	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Elevators/Lifts	$0	$0	$0	$0	$0
ADA - Paths of Travel	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Paths of Travel	$0	$0	$0	$0	$0
ADA - Access to Goods and Services	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Access to Goods and Services	$0	$0	$0	$0	$0
ADA - Ramps	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Ramps	$0	$0	$0	$0	$0
ADA - Guestrooms	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Guestrooms	$0	$0	$0	$0	$0

HOUSING
FACILITY CONDITION INFORMATION

Housing

The project included facilities at 1 locations totaling approximately 288,538 square feet. The table below contains location-specific information regarding current and forecast Facility Condition Indices. A comprehensive list of expired systems and those expected to expire between now and the Year 2042 is shown in the Forecasted Needs Summarized by System: Housing Table.

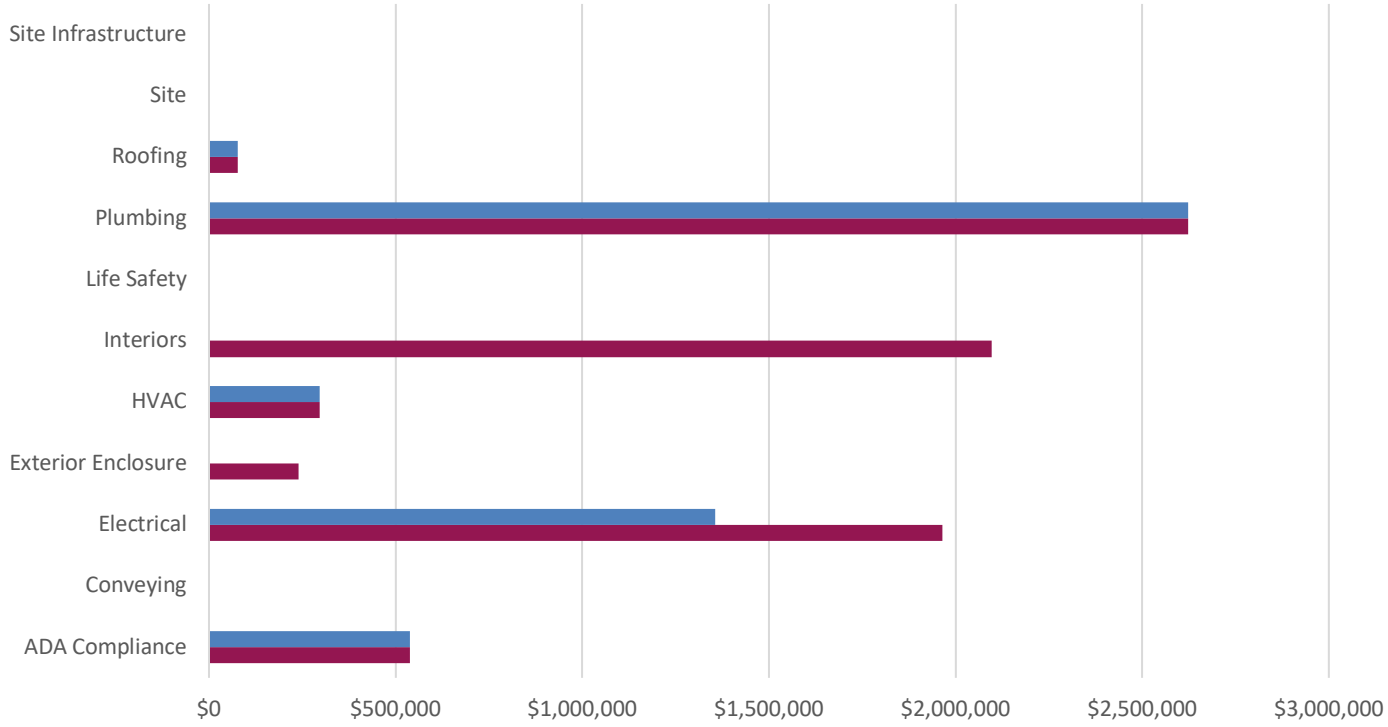
Table 6. Facility Description: Summary of Findings: Housing

Name	Area (SF)	Total Needs 2023	Current Replacement Value	2023 FCI %	Total Needs 2028	2028 FCI %
Dormitory	288,538	$4,889,456	94,100,956	5	$7,833,657	8
SUBTOTAL	***288,538***	***$4,889,456***	***$94,100,956***	***5***	***$7,833,657***	***8***
Site and Infrastructure (excluded from FCI calculations)		$0			$0	
TOTALS	**288,538**	**$4,889,456**	**$94,100,956**		**$7,833,657**	

Note: The average FCI for the Housing facilities assessed is 5 while the average FCI in 5 years is estimated to be 8 assuming current sustainment levels.

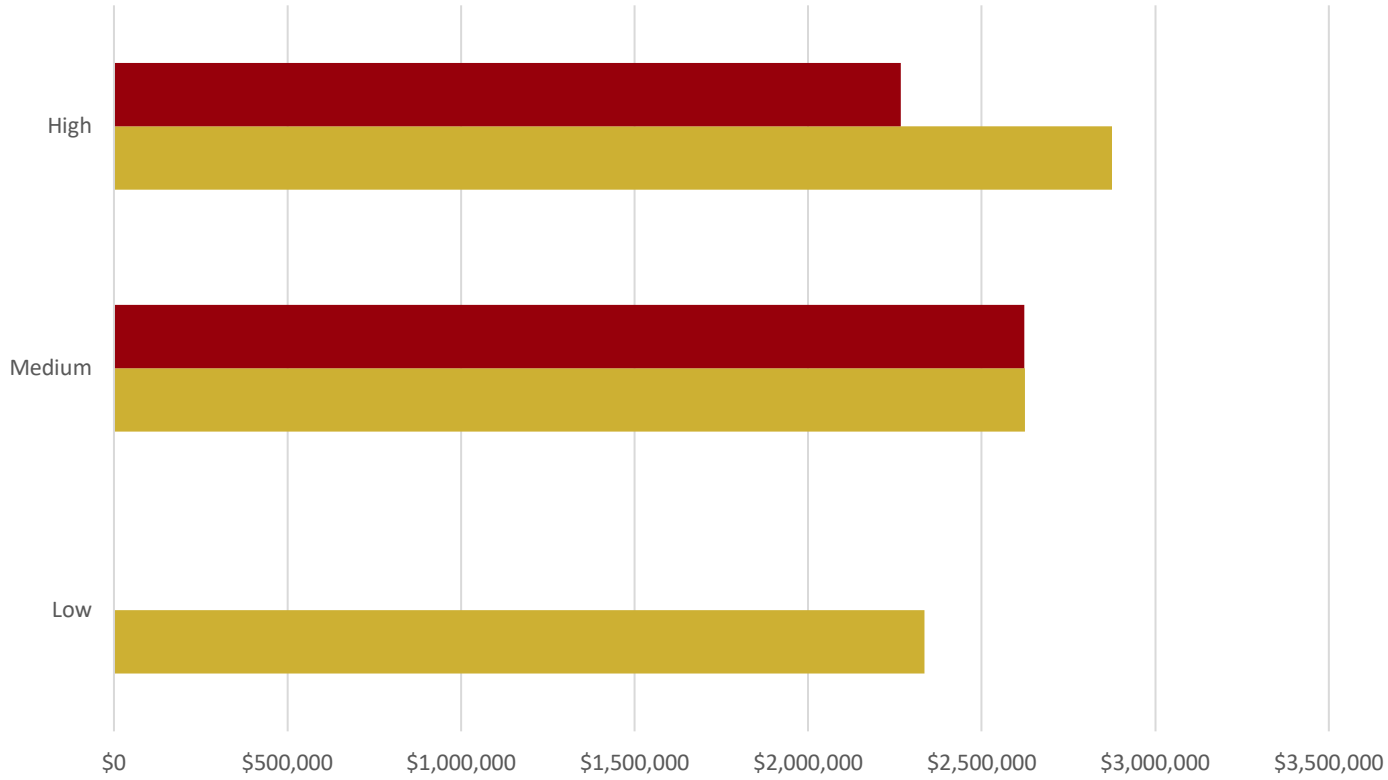
Figures below show the current and forecasted needs respectively for all Housing locations grouped by system.

Figure 9. Comparison of 2023 Current Needs vs. 2028 Forecasted Needs by System Group: Housing



	ADA Compliance	Conveying	Electrical	Exterior Enclosure	HVAC	Interiors	Life Safety	Plumbing	Roofing	Site	Site Infrastructure
2023	$537,637	$0	$1,355,943	$0	$296,002	$0	$0	$2,623,025	$76,850	$0	$0
2028	$537,637	$0	$1,964,336	$239,612	$296,002	$2,096,196	$0	$2,623,025	$76,850	$0	$0

Figure 10. Comparison of 2023 Current Needs vs. 2028 Forecasted Needs by Priority: Housing



	Low	Medium	High
2023	$0	$2,623,025	$2,266,431
2028	$2,334,688	$2,624,145	$2,874,824

Renewal Forecast

The renewal forecast below for Housing locations shows the current backlog and projected facility sustainment requirements over the next 20 years. Please note the renewal forecast does not include potential costs associated with asbestos abatement, seismic evaluation; seismic retrofitting; hazardous material inspection, evaluation, and mitigation; and NFPA 101 and ADA upgrades. The renewal forecast is shown in the following figures:

Figure 11. Current and Forecasted Needs: Summarized by Reporting Period (Current +10 Years): Housing

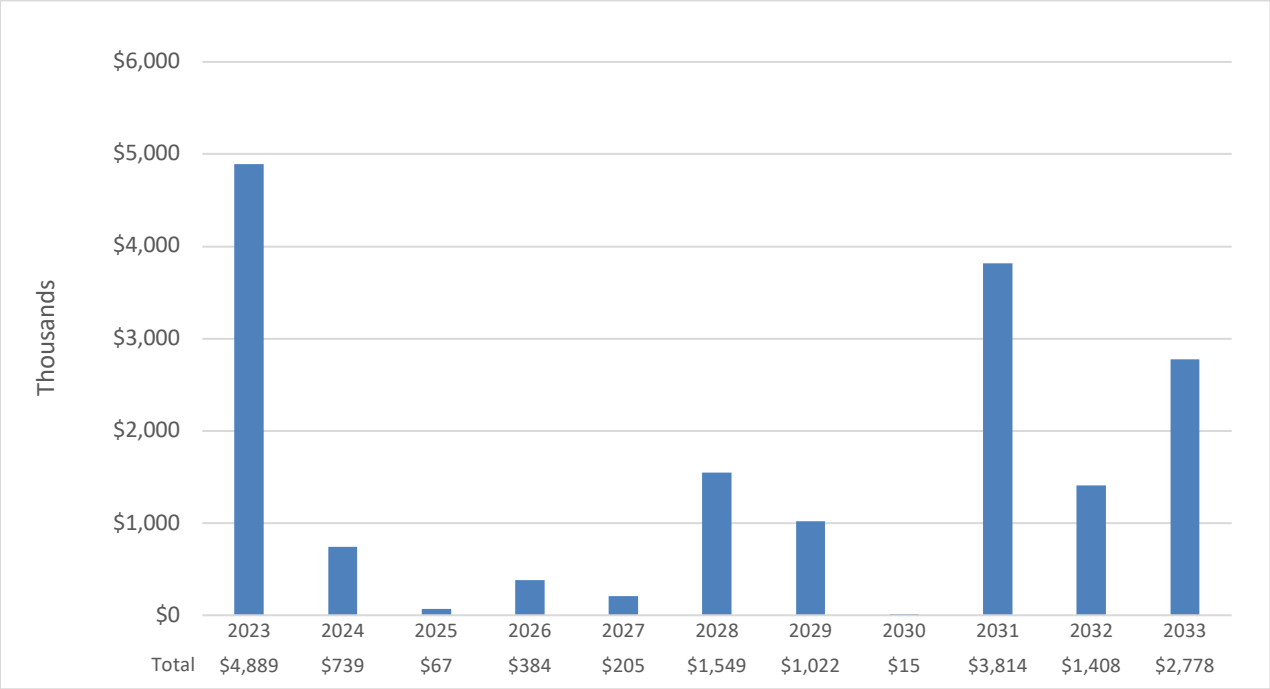


Figure 12. Current and Forecasted Needs: Summarized by Reporting Period (Years 11-20): Housing

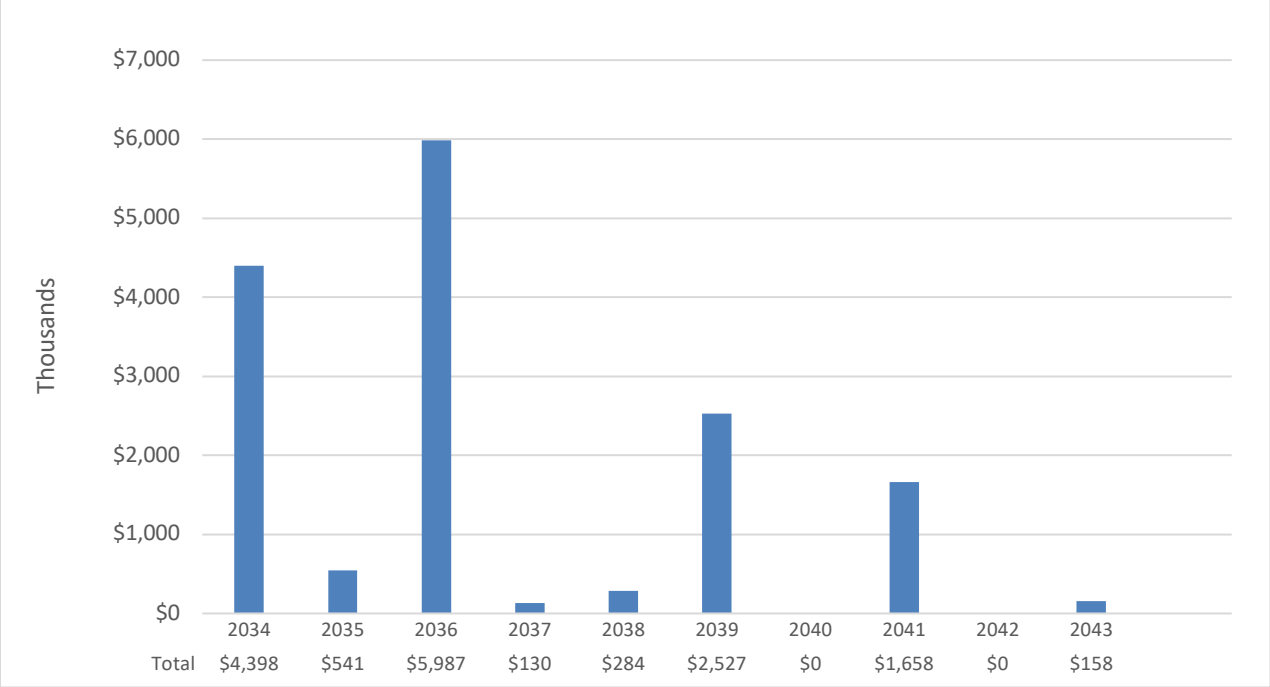


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Table 7. Current and Forecasted Needs Summarized by System (Current + 5 years): Housing

System	2023	2024	2025	2026	2027	2028
Cumulative Needs by Year	***$4,889,456***	***$5,628,615***	***$5,695,179***	***$6,079,163***	***$6,284,295***	***$7,833,657***
Needs by Year	***$4,889,456***	***$739,159***	***$66,563***	***$383,984***	***$205,132***	***$1,549,362***
Exterior Enclosure	**$0**	**$239,612**	**$0**	**$0**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$238,492	$0	$0	$0	$0
Exterior Windows	$0	$1,121	$0	$0	$0	$0
Exterior Doors	$0	$0	$0	$0	$0	$0
Roofing	**$76,850**	**$0**	**$0**	**$0**	**$0**	**$0**
Roof Coverings	$76,850	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$95,654**	**$0**	**$0**	**$0**	**$0**
Interior Doors	$0	$0	$0	$0	$0	$0
Specialties	$0	$95,654	$0	$0	$0	$0
Interiors	**$0**	**$221,423**	**$0**	**$277,583**	**$0**	**$1,501,535**
Ceiling Finishes	$0	$0	$0	$106,034	$0	$12,102
Floor Finishes	$0	$221,423	$0	$0	$0	$1,341,091
Wall Finishes	$0	$0	$0	$171,549	$0	$148,342
Conveying	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Conveying Systems	$0	$0	$0	$0	$0	$0
Plumbing	**$2,623,025**	**$0**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$703,169	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$0	$0
Sanitary Waste	$1,919,856	$0	$0	$0	$0	$0
HVAC	**$296,002**	**$0**	**$0**	**$0**	**$0**	**$0**
Controls and Instrumentation	$0	$0	$0	$0	$0	$0
Cooling Generation	$0	$0	$0	$0	$0	$0
Distribution System	$296,002	$0	$0	$0	$0	$0
Heat Generation	$0	$0	$0	$0	$0	$0
Terminal & Package Units	$0	$0	$0	$0	$0	$0
Electrical	**$1,355,943**	**$182,470**	**$66,563**	**$106,401**	**$205,132**	**$47,827**
Branch Wiring	$924,349	$0	$0	$106,401	$205,132	$0
Communications and Security	$370,732	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$66,563	$0	$0	$0
Exit Signs and Emergency Lighting	$60,861	$182,470	$0	$0	$0	$47,827
ADA - Entrances/Exits	**$20,131**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Entrances/Exits	$20,131	$0	$0	$0	$0	$0
ADA - Drinking Fountains/Public Telephones	**$4,775**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Drinking Fountains/Public Telephones	$4,775	$0	$0	$0	$0	$0
ADA - Parking/Accessibility	**$5,853**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Parking/Accessibility	$5,853	$0	$0	$0	$0	$0
ADA - Toilet Rooms	**$13,577**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Toilet Rooms	$13,577	$0	$0	$0	$0	$0

System	2023	2024	2025	2026	2027	2028
ADA - Elevators/Lifts	**$457,323**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Elevators/Lifts	$457,323	$0	$0	$0	$0	$0
ADA - Access to Goods and Services	**$1,478**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Access to Goods and Services	$1,478	$0	$0	$0	$0	$0
ADA - Guestrooms	**$34,500**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Guestrooms	$34,500	$0	$0	$0	$0	$0

Table 8. Current and Forecasted Needs Summarized by System (Years 6 - 10): Housing

System	2029	2030	2031	2032	2033
Cumulative Needs by Year	***$8,855,401***	***$8,870,241***	***$12,683,781***	***$14,091,629***	***$16,869,693***
Needs by Year	***$1,021,744***	***$14,840***	***$3,813,541***	***$1,407,848***	***$2,778,064***
Exterior Enclosure	**$0**	**$0**	**$241,807**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$0	$215,714	$0	$0
Exterior Windows	$0	$0	$0	$0	$0
Exterior Doors	$0	$0	$26,092	$0	$0
Roofing	**$0**	**$0**	**$0**	**$0**	**$0**
Roof Coverings	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$1,059,000**	**$0**	**$0**
Interior Doors	$0	$0	$861,635	$0	$0
Specialties	$0	$0	$197,365	$0	$0
Interiors	**$413,198**	**$0**	**$1,254,715**	**$0**	**$139,507**
Ceiling Finishes	$413,198	$0	$0	$0	$139,507
Floor Finishes	$0	$0	$1,254,715	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Conveying	**$0**	**$0**	**$0**	**$0**	**$0**
Conveying Systems	$0	$0	$0	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$1,284,193**	**$0**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$1,284,193	$0
Sanitary Waste	$0	$0	$0	$0	$0
HVAC	**$21,412**	**$14,840**	**$827,754**	**$0**	**$494,139**
Controls and Instrumentation	$0	$0	$0	$0	$411,989
Cooling Generation	$0	$0	$170,766	$0	$0
Distribution System	$21,412	$0	$655,292	$0	$82,150
Heat Generation	$0	$0	$0	$0	$0
Terminal & Package Units	$0	$14,840	$1,696	$0	$0
Electrical	**$587,134**	**$0**	**$430,266**	**$123,655**	**$2,144,417**
Branch Wiring	$0	$0	$0	$0	$0
Communications and Security	$0	$0	$430,266	$123,655	$0
Lighting	$553,320	$0	$0	$0	$2,144,417
Service Distribution	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$33,814	$0	$0	$0	$0
ADA - Entrances/Exits	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Entrances/Exits	$0	$0	$0	$0	$0
ADA - Drinking Fountains/Public Telephones	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Drinking Fountains/Public Telephones	$0	$0	$0	$0	$0
ADA - Parking/Accessibility	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Parking/Accessibility	$0	$0	$0	$0	$0
ADA - Toilet Rooms	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Toilet Rooms	$0	$0	$0	$0	$0
ADA - Elevators/Lifts	**$0**	**$0**	**$0**	**$0**	**$0**

System	2029	2030	2031	2032	2033
ADA - Elevators/Lifts	$0	$0	$0	$0	$0
ADA - Access to Goods and Services	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Access to Goods and Services	$0	$0	$0	$0	$0
ADA - Guestrooms	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Guestrooms	$0	$0	$0	$0	$0

Table 9. Current and Forecasted Needs Summarized by System (Years 11 - 15): Housing

System	2034	2035	2036	2037	2038
Cumulative Needs by Year	***$21,267,710***	***$21,808,547***	***$27,795,611***	***$27,925,657***	***$28,209,869***
Needs by Year	***$4,398,018***	***$540,836***	***$5,987,064***	***$130,046***	***$284,213***
Exterior Enclosure	**$0**	**$254,105**	**$938,370**	**$0**	**$102,953**
Exterior Walls (Finishes)	$0	$219,734	$934,103	$0	$0
Exterior Windows	$0	$0	$0	$0	$102,953
Exterior Doors	$0	$34,371	$4,267	$0	$0
Roofing	**$0**	**$0**	**$328,176**	**$0**	**$0**
Roof Coverings	$0	$0	$328,176	$0	$0
Interior Construction	**$0**	**$0**	**$1,549,335**	**$0**	**$0**
Interior Doors	$0	$0	$1,352,013	$0	$0
Specialties	$0	$0	$197,322	$0	$0
Interiors	**$0**	**$0**	**$582,879**	**$130,046**	**$0**
Ceiling Finishes	$0	$0	$582,879	$0	$0
Floor Finishes	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$130,046	$0
Conveying	**$0**	**$0**	**$248,464**	**$0**	**$0**
Conveying Systems	$0	$0	$248,464	$0	$0
Plumbing	**$2,603,813**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$698,019	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$0
Sanitary Waste	$1,905,794	$0	$0	$0	$0
HVAC	**$467,051**	**$0**	**$493,228**	**$0**	**$28,620**
Controls and Instrumentation	$0	$0	$358,555	$0	$0
Cooling Generation	$0	$0	$0	$0	$0
Distribution System	$467,051	$0	$26,182	$0	$0
Heat Generation	$0	$0	$0	$0	$19,610
Terminal & Package Units	$0	$0	$108,491	$0	$9,010
Electrical	**$1,327,153**	**$286,732**	**$1,846,612**	**$0**	**$152,640**
Branch Wiring	$1,229,981	$0	$0	$0	$0
Communications and Security	$97,173	$0	$0	$0	$152,640
Lighting	$0	$0	$1,559,713	$0	$0
Service Distribution	$0	$286,732	$0	$0	$0
Exit Signs and Emergency Lighting	$0	$0	$286,899	$0	$0
ADA - Entrances/Exits	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Entrances/Exits	$0	$0	$0	$0	$0
ADA - Drinking Fountains/Public Telephones	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Drinking Fountains/Public Telephones	$0	$0	$0	$0	$0
ADA - Parking/Accessibility	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Parking/Accessibility	$0	$0	$0	$0	$0
ADA - Toilet Rooms	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Toilet Rooms	$0	$0	$0	$0	$0
ADA - Elevators/Lifts	**$0**	**$0**	**$0**	**$0**	**$0**

System	2034	2035	2036	2037	2038
ADA - Elevators/Lifts	$0	$0	$0	$0	$0
ADA - Access to Goods and Services	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Access to Goods and Services	$0	$0	$0	$0	$0
ADA - Guestrooms	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Guestrooms	$0	$0	$0	$0	$0

Table 10. Current and Forecasted Needs Summarized by System (Years 16-20): Housing

System	2039	2040	2041	2042	2043
Cumulative Needs by Year	***$30,736,551***	***$30,736,551***	***$32,394,721***	***$32,394,721***	***$32,553,125***
Needs by Year	***$2,526,682***	***$0***	***$1,658,170***	***$0***	***$158,404***
Exterior Enclosure	**$336,039**	**$0**	**$226,609**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$0	$176,859	$0	$0
Exterior Windows	$336,039	$0	$0	$0	$0
Exterior Doors	$0	$0	$49,750	$0	$0
Roofing	**$254,003**	**$0**	**$106,657**	**$0**	**$0**
Roof Coverings	$254,003	$0	$106,657	$0	$0
Interior Construction	**$0**	**$0**	**$989,387**	**$0**	**$0**
Interior Doors	$0	$0	$328,302	$0	$0
Specialties	$0	$0	$661,085	$0	$0
Interiors	**$0**	**$0**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Conveying	**$0**	**$0**	**$264,921**	**$0**	**$0**
Conveying Systems	$0	$0	$264,921	$0	$0
Plumbing	**$1,905,794**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$1,905,794	$0	$0	$0	$0
Sanitary Waste	$0	$0	$0	$0	$0
HVAC	**$30,846**	**$0**	**$70,596**	**$0**	**$0**
Controls and Instrumentation	$0	$0	$0	$0	$0
Cooling Generation	$0	$0	$0	$0	$0
Distribution System	$0	$0	$0	$0	$0
Heat Generation	$30,846	$0	$67,204	$0	$0
Terminal & Package Units	$0	$0	$3,392	$0	$0
Electrical	**$0**	**$0**	**$0**	**$0**	**$158,404**
Branch Wiring	$0	$0	$0	$0	$0
Communications and Security	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$0	$158,404
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0
ADA - Entrances/Exits	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Entrances/Exits	$0	$0	$0	$0	$0
ADA - Drinking Fountains/Public Telephones	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Drinking Fountains/Public Telephones	$0	$0	$0	$0	$0
ADA - Parking/Accessibility	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Parking/Accessibility	$0	$0	$0	$0	$0
ADA - Toilet Rooms	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Toilet Rooms	$0	$0	$0	$0	$0
ADA - Elevators/Lifts	**$0**	**$0**	**$0**	**$0**	**$0**

System	2039	2040	2041	2042	2043
ADA - Elevators/Lifts	$0	$0	$0	$0	$0
ADA - Access to Goods and Services	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Access to Goods and Services	$0	$0	$0	$0	$0
ADA - Guestrooms	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Guestrooms	$0	$0	$0	$0	$0

ADMINISTRATION
FACILITY CONDITION INFORMATION

Administration

The project included facilities at 1 locations totaling approximately 496,415 square feet. The table below contains location-specific information regarding current and forecast Facility Condition Indices. A comprehensive list of expired systems and those expected to expire between now and the Year 2042 is shown in the Forecasted Needs Summarized by System: Administration Table.

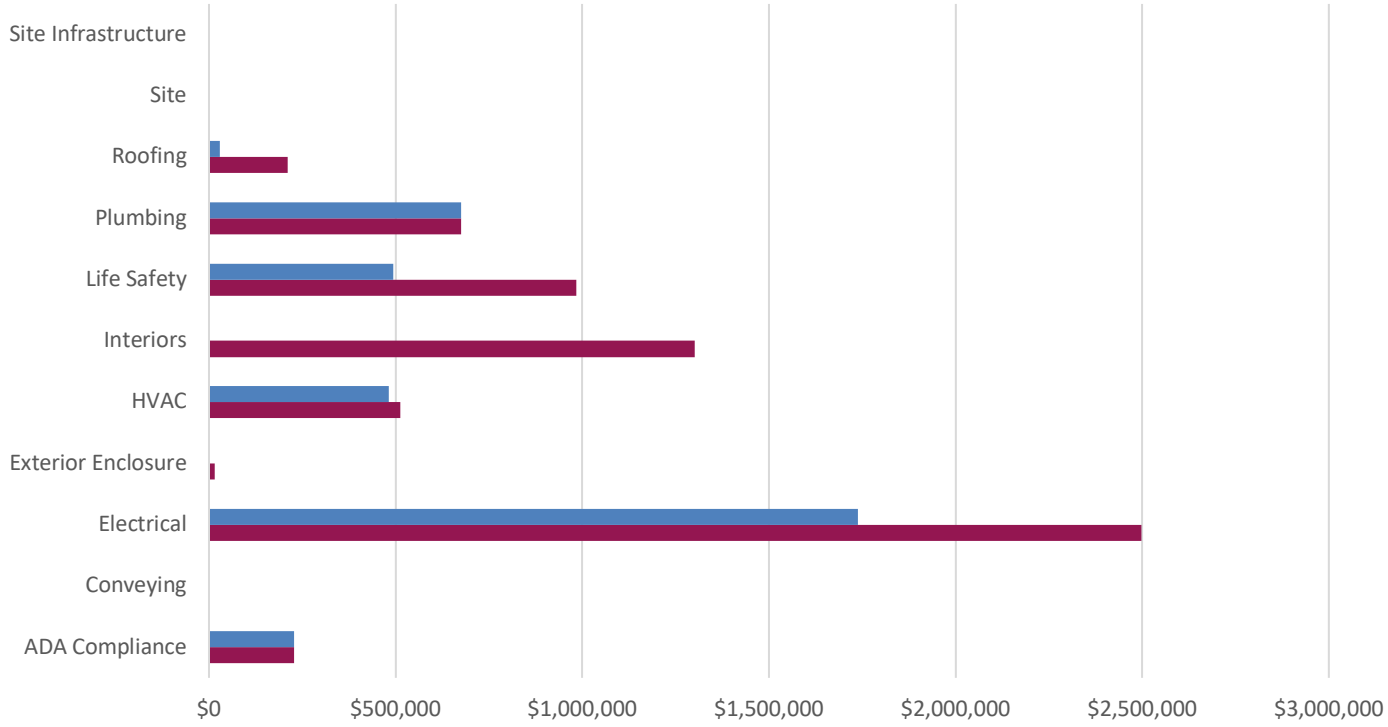
Table 11. Facility Description: Summary of Findings: Administration

Name	Area (SF)	Total Needs 2023	Current Replacement Value	2023 FCI %	Total Needs 2028	2028 FCI %
Administration	496,415	$3,646,517	85,406,518	4	$6,424,513	8
SUBTOTAL	***496,415***	***$3,646,517***	***$85,406,518***	***4***	***$6,424,513***	***8***
Site and Infrastructure (excluded from FCI calculations)		$0			$0	
TOTALS	**496,415**	**$3,646,517**	**$85,406,518**		**$6,424,513**	

Note: The average FCI for the Administration facilities assessed is 4 while the average FCI in 5 years is estimated to be 8 assuming current sustainment levels.

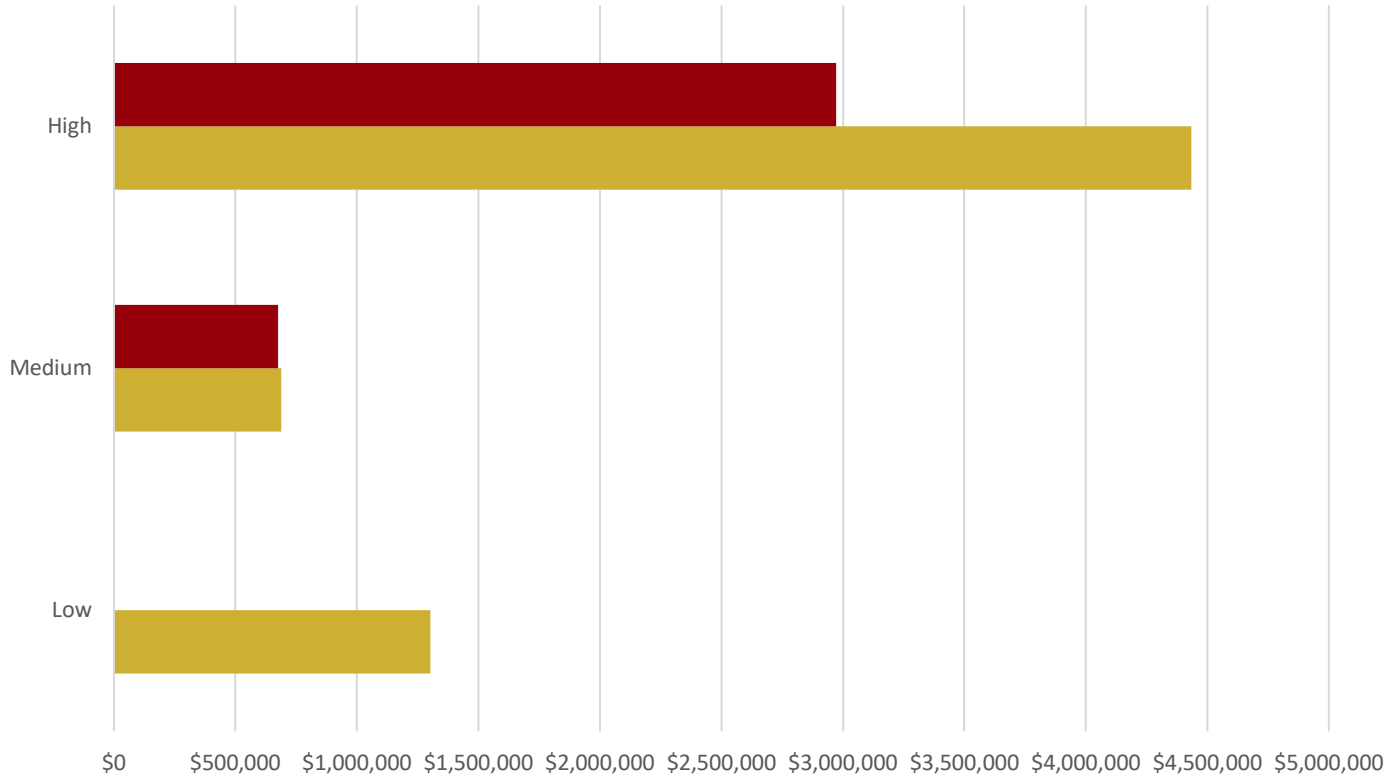
Figures below show the current and forecasted needs respectively for all Administration locations grouped by system.

Figure 13. Comparison of 2023 Current Needs vs. 2028 Forecasted Needs by System Group: Administration



	ADA Compliance	Conveying	Electrical	Exterior Enclosure	HVAC	Interiors	Life Safety	Plumbing	Roofing	Site	Site Infrastructure
2023	$228,485	$0	$1,738,043	$0	$481,741	$0	$494,015	$674,653	$29,579	$0	$0
2028	$228,485	$0	$2,498,714	$14,852	$513,117	$1,301,434	$983,183	$674,653	$210,076	$0	$0

Figure 14. Comparison of 2023 Current Needs vs. 2028 Forecasted Needs by Priority: Administration



	Low	Medium	High
2023	$0	$674,653	$2,971,863
2028	$1,301,434	$689,505	$4,433,574

Renewal Forecast

The renewal forecast below for Administration locations shows the current backlog and projected facility sustainment requirements over the next 20 years. Please note the renewal forecast does not include potential costs associated with asbestos abatement, seismic evaluation; seismic retrofitting; hazardous material inspection, evaluation, and mitigation; and NFPA 101 and ADA upgrades. The renewal forecast is shown in the following figures:

Figure 15. Current and Forecasted Needs: Summarized by Reporting Period (Current +10 Years): Administration

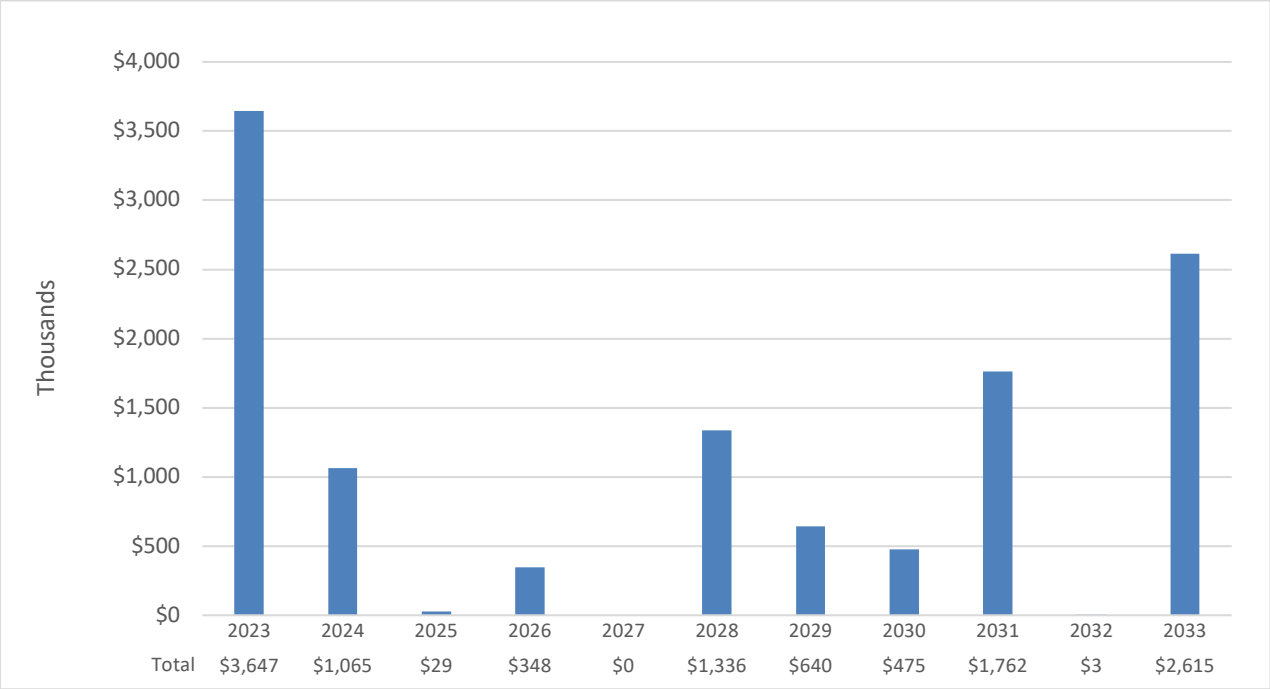


Figure 16. Current and Forecasted Needs: Summarized by Reporting Period (Years 11-20): Administration

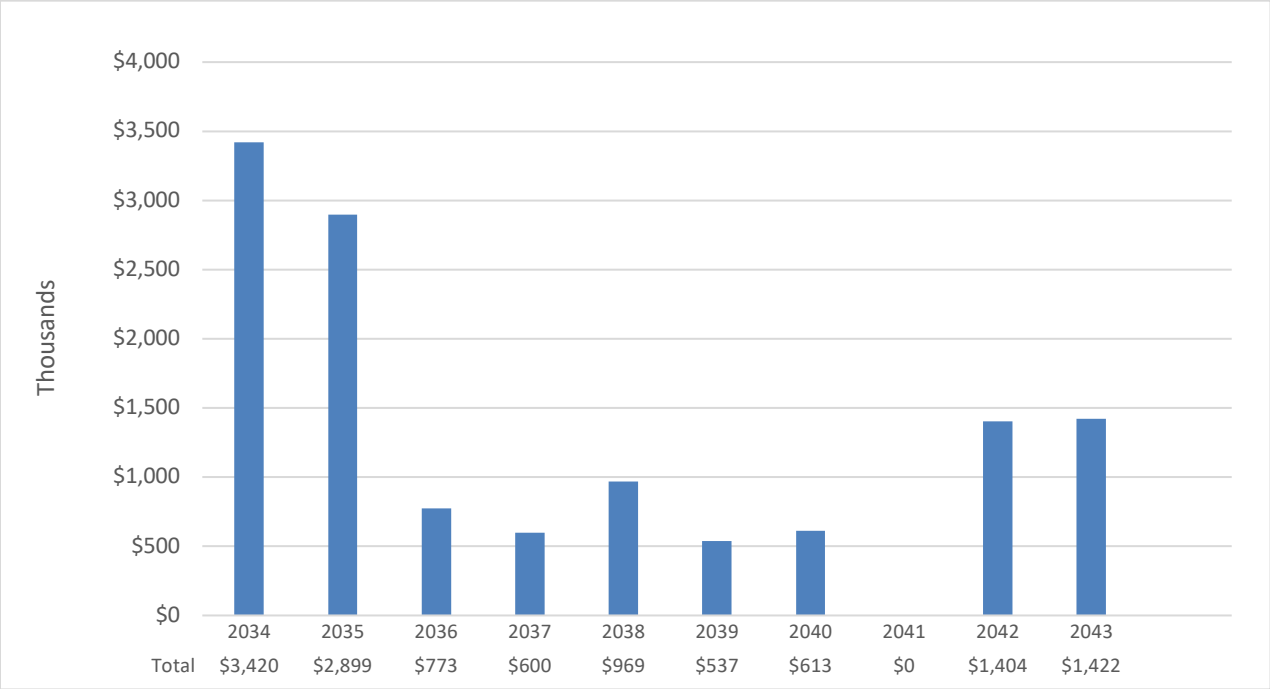


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Table 12. Current and Forecasted Needs Summarized by System (Current + 5 years): Administration

System	2023	2024	2025	2026	2027	2028
Cumulative Needs by Year	***$3,646,517***	***$4,711,314***	***$4,740,060***	***$5,088,464***	***$5,088,464***	***$6,424,513***
Needs by Year	***$3,646,517***	***$1,064,797***	***$28,746***	***$348,403***	***$0***	***$1,336,050***
Exterior Enclosure	**$0**	**$14,852**	**$0**	**$0**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$0	$0	$0
Exterior Doors	$0	$14,852	$0	$0	$0	$0
Roofing	**$29,579**	**$0**	**$0**	**$180,497**	**$0**	**$0**
Roof Coverings	$29,579	$0	$0	$180,497	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Interior Doors	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0	$0
Interiors	**$0**	**$257,950**	**$0**	**$167,907**	**$0**	**$875,578**
Ceiling Finishes	$0	$0	$0	$10,524	$0	$6,994
Floor Finishes	$0	$256,036	$0	$0	$0	$748,674
Wall Finishes	$0	$1,914	$0	$157,383	$0	$119,910
Conveying	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Conveying Systems	$0	$0	$0	$0	$0	$0
Plumbing	**$674,653**	**$0**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$221,886	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$0	$0
Sanitary Waste	$452,767	$0	$0	$0	$0	$0
HVAC	**$481,741**	**$11,766**	**$0**	**$0**	**$0**	**$19,610**
Controls and Instrumentation	$0	$0	$0	$0	$0	$0
Cooling Generation	$0	$5,300	$0	$0	$0	$19,610
Distribution System	$481,741	$1,961	$0	$0	$0	$0
Heat Generation	$0	$0	$0	$0	$0	$0
Terminal & Package Units	$0	$4,505	$0	$0	$0	$0
Fire Protection	**$494,015**	**$489,167**	**$0**	**$0**	**$0**	**$0**
Sprinklers & Standpipe	$494,015	$489,167	$0	$0	$0	$0
Electrical	**$1,738,043**	**$291,062**	**$28,746**	**$0**	**$0**	**$440,862**
Branch Wiring	$1,232,235	$0	$0	$0	$0	$0
Communications and Security	$504,763	$0	$0	$0	$0	$440,862
Lighting	$0	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$1,046	$291,062	$28,746	$0	$0	$0
ADA - Drinking Fountains/Public Telephones	**$10,957**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Drinking Fountains/Public Telephones	$10,957	$0	$0	$0	$0	$0
ADA - Parking/Accessibility	**$7,268**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Parking/Accessibility	$7,268	$0	$0	$0	$0	$0
ADA - Toilet Rooms	**$33,981**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Toilet Rooms	$33,981	$0	$0	$0	$0	$0

System	2023	2024	2025	2026	2027	2028
ADA - Elevators/Lifts	**$69,983**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Elevators/Lifts	$69,983	$0	$0	$0	$0	$0
ADA - Paths of Travel	**$102,356**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Paths of Travel	$102,356	$0	$0	$0	$0	$0
ADA - Access to Goods and Services	**$1,657**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Access to Goods and Services	$1,657	$0	$0	$0	$0	$0
ADA - Ramps	**$2,283**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Ramps	$2,283	$0	$0	$0	$0	$0

Table 13. Current and Forecasted Needs Summarized by System (Years 6 - 10): Administration

System	2029	2030	2031	2032	2033
Cumulative Needs by Year	***$7,065,001***	***$7,540,199***	***$9,302,304***	***$9,304,954***	***$11,919,481***
Needs by Year	***$640,487***	***$475,198***	***$1,762,105***	***$2,650***	***$2,614,527***
Exterior Enclosure	**$11,384**	**$0**	**$329,629**	**$0**	**$79,904**
Exterior Walls (Finishes)	$11,384	$0	$293,425	$0	$0
Exterior Windows	$0	$0	$0	$0	$79,904
Exterior Doors	$0	$0	$36,204	$0	$0
Roofing	**$0**	**$0**	**$0**	**$0**	**$0**
Roof Coverings	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$544,150**	**$0**	**$0**
Interior Doors	$0	$0	$544,150	$0	$0
Specialties	$0	$0	$0	$0	$0
Interiors	**$320,113**	**$0**	**$623,856**	**$0**	**$0**
Ceiling Finishes	$320,113	$0	$225,295	$0	$0
Floor Finishes	$0	$0	$398,561	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Conveying	**$0**	**$0**	**$0**	**$0**	**$0**
Conveying Systems	$0	$0	$0	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$0
Sanitary Waste	$0	$0	$0	$0	$0
HVAC	**$241,362**	**$475,198**	**$264,470**	**$2,650**	**$371,821**
Controls and Instrumentation	$0	$0	$0	$0	$289,936
Cooling Generation	$0	$430,996	$6,678	$2,650	$0
Distribution System	$96,778	$44,202	$0	$0	$62,275
Heat Generation	$0	$0	$0	$0	$10,600
Terminal & Package Units	$144,584	$0	$257,792	$0	$9,010
Fire Protection	**$0**	**$0**	**$0**	**$0**	**$0**
Sprinklers & Standpipe	$0	$0	$0	$0	$0
Electrical	**$67,628**	**$0**	**$0**	**$0**	**$2,162,802**
Branch Wiring	$0	$0	$0	$0	$0
Communications and Security	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$2,099,822
Service Distribution	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$67,628	$0	$0	$0	$62,980
ADA - Drinking Fountains/Public Telephones	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Drinking Fountains/Public Telephones	$0	$0	$0	$0	$0
ADA - Parking/Accessibility	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Parking/Accessibility	$0	$0	$0	$0	$0
ADA - Toilet Rooms	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Toilet Rooms	$0	$0	$0	$0	$0
ADA - Elevators/Lifts	**$0**	**$0**	**$0**	**$0**	**$0**

System	2029	2030	2031	2032	2033
ADA - Elevators/Lifts	$0	$0	$0	$0	$0
ADA - Paths of Travel	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Paths of Travel	$0	$0	$0	$0	$0
ADA - Access to Goods and Services	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Access to Goods and Services	$0	$0	$0	$0	$0
ADA - Ramps	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Ramps	$0	$0	$0	$0	$0

Table 14. Current and Forecasted Needs Summarized by System (Years 11 - 15): Administration

System	2034	2035	2036	2037	2038
Cumulative Needs by Year	***$15,339,189***	***$18,238,567***	***$19,011,401***	***$19,611,110***	***$20,580,274***
Needs by Year	***$3,419,708***	***$2,899,378***	***$772,834***	***$599,709***	***$969,165***
Exterior Enclosure	**$0**	**$882,086**	**$135,630**	**$0**	**$209,306**
Exterior Walls (Finishes)	$0	$873,576	$100,488	$0	$0
Exterior Windows	$0	$0	$0	$0	$153,595
Exterior Doors	$0	$8,510	$35,142	$0	$55,711
Roofing	**$0**	**$0**	**$0**	**$208,939**	**$232,458**
Roof Coverings	$0	$0	$0	$208,939	$232,458
Interior Construction	**$0**	**$1,133,343**	**$0**	**$0**	**$0**
Interior Doors	$0	$103,732	$0	$0	$0
Specialties	$0	$1,029,611	$0	$0	$0
Interiors	**$583,075**	**$337,253**	**$0**	**$123,809**	**$0**
Ceiling Finishes	$583,075	$0	$0	$0	$0
Floor Finishes	$0	$337,253	$0	$123,809	$0
Wall Finishes	$0	$0	$0	$0	$0
Conveying	**$0**	**$158,841**	**$304,803**	**$86,920**	**$253,102**
Conveying Systems	$0	$158,841	$304,803	$86,920	$253,102
Plumbing	**$0**	**$0**	**$0**	**$0**	**$274,299**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$274,299
Sanitary Waste	$0	$0	$0	$0	$0
HVAC	**$896,498**	**$387,854**	**$5,088**	**$180,041**	**$0**
Controls and Instrumentation	$341,588	$0	$0	$0	$0
Cooling Generation	$0	$0	$0	$177,656	$0
Distribution System	$527,880	$0	$0	$2,385	$0
Heat Generation	$0	$0	$0	$0	$0
Terminal & Package Units	$27,030	$387,854	$5,088	$0	$0
Fire Protection	**$0**	**$0**	**$0**	**$0**	**$0**
Sprinklers & Standpipe	$0	$0	$0	$0	$0
Electrical	**$1,940,135**	**$0**	**$327,313**	**$0**	**$0**
Branch Wiring	$988,986	$0	$0	$0	$0
Communications and Security	$0	$0	$0	$0	$0
Lighting	$858,240	$0	$0	$0	$0
Service Distribution	$0	$0	$245,346	$0	$0
Exit Signs and Emergency Lighting	$92,909	$0	$81,967	$0	$0
ADA - Drinking Fountains/Public Telephones	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Drinking Fountains/Public Telephones	$0	$0	$0	$0	$0
ADA - Parking/Accessibility	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Parking/Accessibility	$0	$0	$0	$0	$0
ADA - Toilet Rooms	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Toilet Rooms	$0	$0	$0	$0	$0
ADA - Elevators/Lifts	**$0**	**$0**	**$0**	**$0**	**$0**

System	2034	2035	2036	2037	2038
ADA - Elevators/Lifts	$0	$0	$0	$0	$0
ADA - Paths of Travel	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Paths of Travel	$0	$0	$0	$0	$0
ADA - Access to Goods and Services	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Access to Goods and Services	$0	$0	$0	$0	$0
ADA - Ramps	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Ramps	$0	$0	$0	$0	$0

Table 15. Current and Forecasted Needs Summarized by System (Years 16-20): Administration

System	2039	2040	2041	2042	2043
Cumulative Needs by Year	***$21,117,273***	***$21,730,356***	***$21,730,356***	***$23,134,030***	***$24,555,635***
Needs by Year	***$536,999***	***$613,083***	***$0***	***$1,403,674***	***$1,421,605***
Exterior Enclosure	**$100,151**	**$0**	**$0**	**$0**	**$198,978**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0
Exterior Windows	$100,151	$0	$0	$0	$198,978
Exterior Doors	$0	$0	$0	$0	$0
Roofing	**$0**	**$251,602**	**$0**	**$0**	**$0**
Roof Coverings	$0	$251,602	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**
Interior Doors	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0
Interiors	**$0**	**$0**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Conveying	**$0**	**$0**	**$0**	**$94,261**	**$0**
Conveying Systems	$0	$0	$0	$94,261	$0
Plumbing	**$319,559**	**$286,963**	**$0**	**$512,013**	**$226,855**
Domestic Water Distribution	$0	$0	$0	$52,815	$43,256
Plumbing Fixtures	$319,559	$286,963	$0	$235,026	$0
Sanitary Waste	$0	$0	$0	$224,172	$183,599
HVAC	**$117,289**	**$74,518**	**$0**	**$187,090**	**$485,695**
Controls and Instrumentation	$0	$0	$0	$0	$0
Cooling Generation	$0	$0	$0	$0	$0
Distribution System	$33,496	$72,822	$0	$117,766	$485,695
Heat Generation	$52,258	$0	$0	$0	$0
Terminal & Package Units	$31,535	$1,696	$0	$69,324	$0
Fire Protection	**$0**	**$0**	**$0**	**$0**	**$0**
Sprinklers & Standpipe	$0	$0	$0	$0	$0
Electrical	**$0**	**$0**	**$0**	**$610,311**	**$510,077**
Branch Wiring	$0	$0	$0	$610,311	$499,850
Communications and Security	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$0	$10,226
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0
ADA - Drinking Fountains/Public Telephones	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Drinking Fountains/Public Telephones	$0	$0	$0	$0	$0
ADA - Parking/Accessibility	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Parking/Accessibility	$0	$0	$0	$0	$0
ADA - Toilet Rooms	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Toilet Rooms	$0	$0	$0	$0	$0
ADA - Elevators/Lifts	**$0**	**$0**	**$0**	**$0**	**$0**

System	2039	2040	2041	2042	2043
ADA - Elevators/Lifts	$0	$0	$0	$0	$0
ADA - Paths of Travel	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Paths of Travel	$0	$0	$0	$0	$0
ADA - Access to Goods and Services	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Access to Goods and Services	$0	$0	$0	$0	$0
ADA - Ramps	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Ramps	$0	$0	$0	$0	$0

ATHLETICS
FACILITY CONDITION INFORMATION

Athletics

The project included facilities at 1 locations totaling approximately 205,900 square feet. The table below contains location-specific information regarding current and forecast Facility Condition Indices. A comprehensive list of expired systems and those expected to expire between now and the Year 2042 is shown in the Forecasted Needs Summarized by System: Athletics Table.

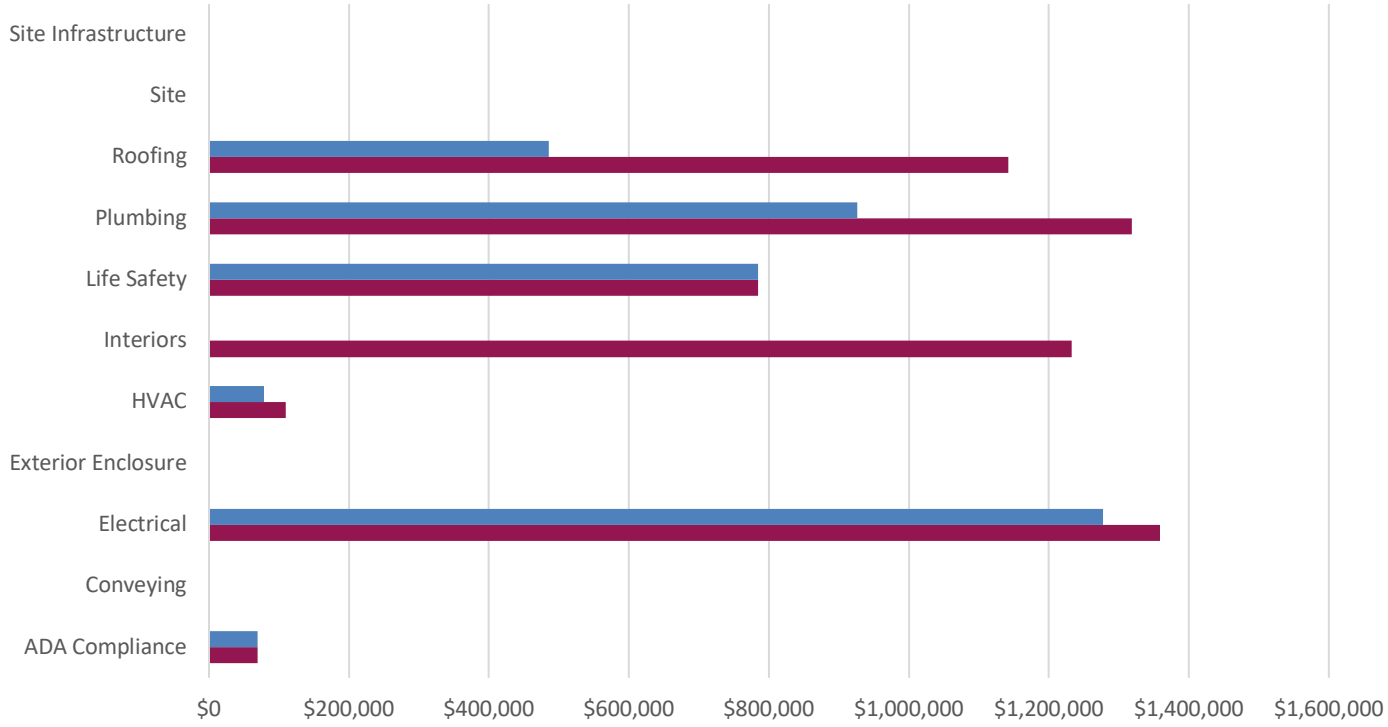
Table 16. Facility Description: Summary of Findings: Athletics

Name	Area (SF)	Total Needs 2023	Current Replacement Value	2023 FCI %	Total Needs 2028	2028 FCI %
Athletics	205,900	$3,620,816	52,358,155	7	$6,014,996	11
SUBTOTAL	***205,900***	***$3,620,816***	***$52,358,155***	***7***	***$6,014,996***	***11***
Site and Infrastructure (excluded from FCI calculations)		$0			$0	
TOTALS	**205,900**	**$3,620,816**	**$52,358,155**		**$6,014,996**	

Note: The average FCI for the Athletics facilities assessed is 7 while the average FCI in 5 years is estimated to be 11 assuming current sustainment levels.

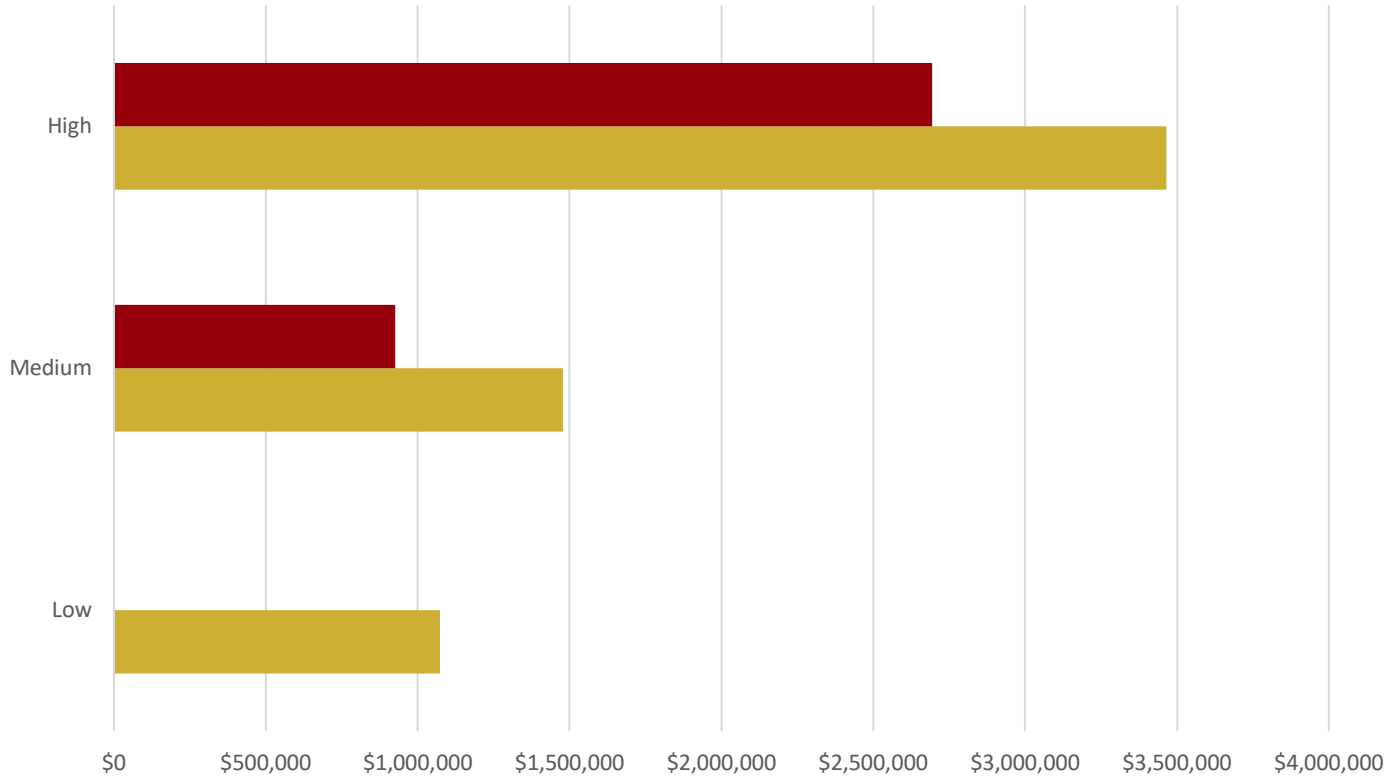
Figures below show the current and forecasted needs respectively for all Athletics locations grouped by system.

Figure 17. Comparison of 2023 Current Needs vs. 2028 Forecasted Needs by System Group: Athletics



	ADA Compliance	Conveying	Electrical	Exterior Enclosure	HVAC	Interiors	Life Safety	Plumbing	Roofing	Site	Site Infrastructure
2023	$69,482	$0	$1,277,065	$0	$78,175	$0	$784,079	$926,474	$485,541	$0	$0
2028	$69,482	$0	$1,358,960	$0	$110,081	$1,232,373	$784,079	$1,318,129	$1,141,893	$0	$0

Figure 18. Comparison of 2023 Current Needs vs. 2028 Forecasted Needs by Priority: Athletics



	Low	Medium	High
2023	$0	$926,474	$2,694,342
2028	$1,073,058	$1,477,443	$3,464,494

Renewal Forecast

The renewal forecast below for Athletics locations shows the current backlog and projected facility sustainment requirements over the next 20 years. Please note the renewal forecast does not include potential costs associated with asbestos abatement, seismic evaluation; seismic retrofitting; hazardous material inspection, evaluation, and mitigation; and NFPA 101 and ADA upgrades. The renewal forecast is shown in the following figures:

Figure 19. Current and Forecasted Needs: Summarized by Reporting Period (Current +10 Years): Athletics

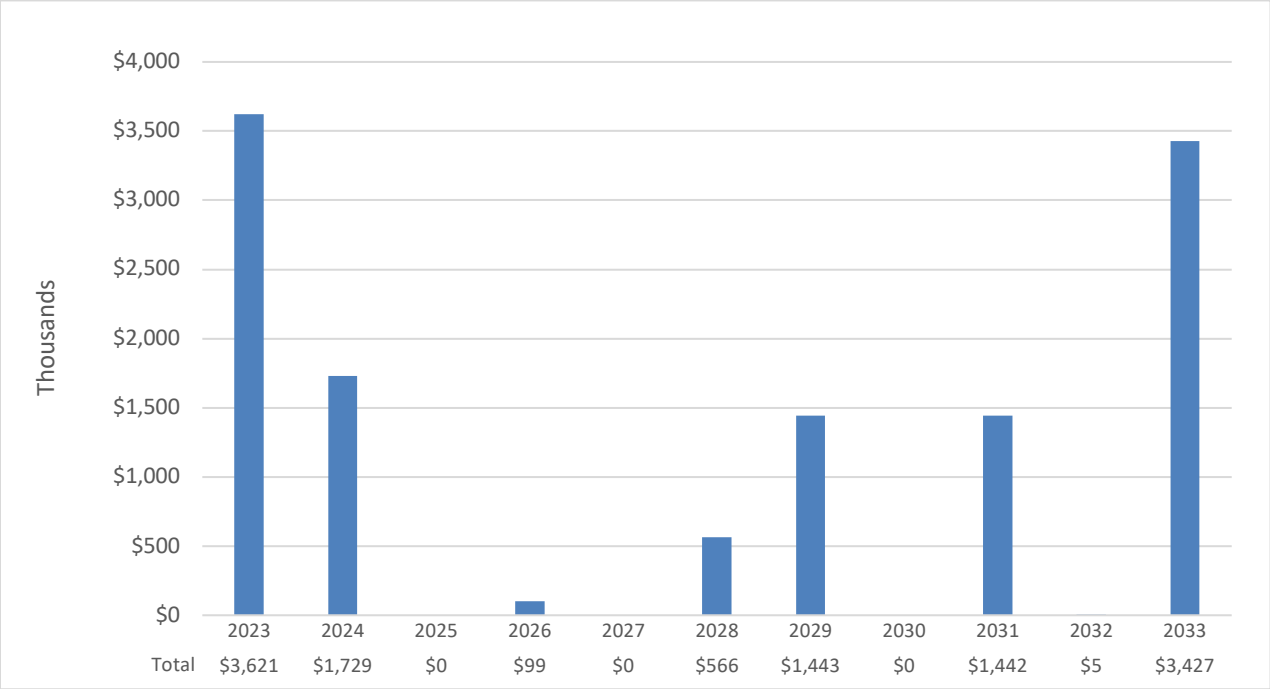


Figure 20. Current and Forecasted Needs: Summarized by Reporting Period (Years 11-20): Athletics

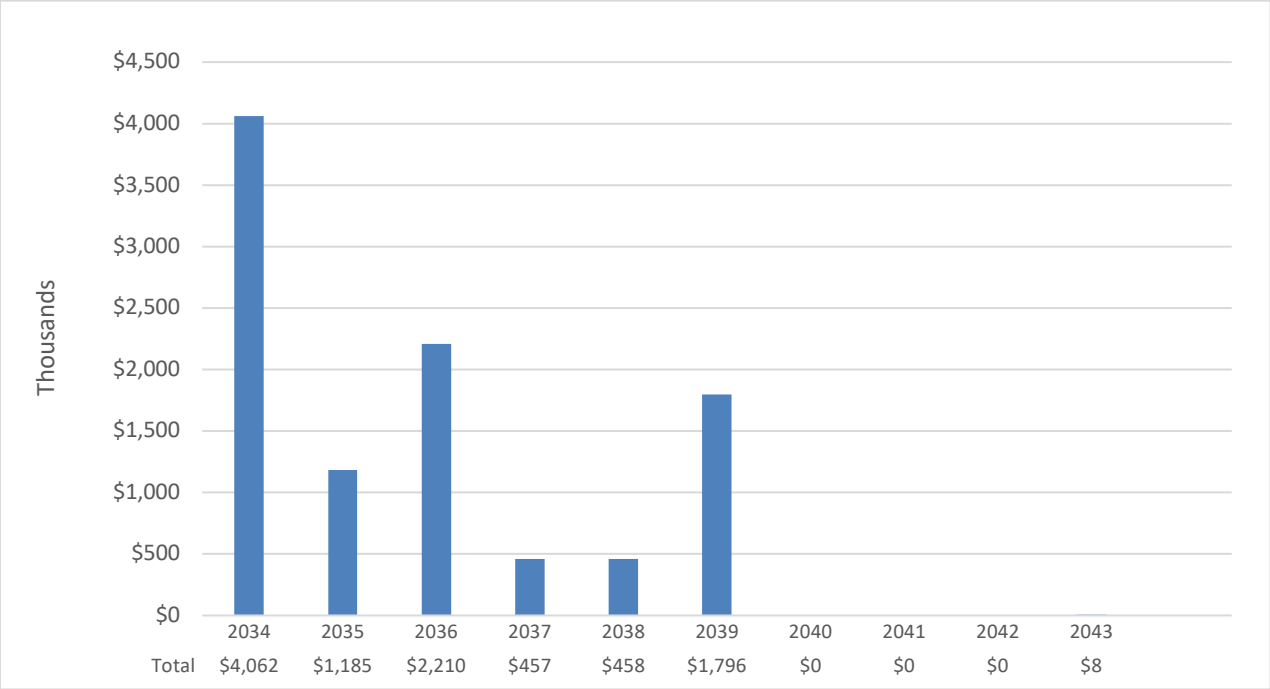


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Table 17. Current and Forecasted Needs Summarized by System (Current + 5 years): Athletics

System	2023	2024	2025	2026	2027	2028
Cumulative Needs by Year	***$3,620,816***	***$5,349,941***	***$5,349,941***	***$5,449,275***	***$5,449,275***	***$6,014,996***
Needs by Year	***$3,620,816***	***$1,729,125***	***$0***	***$99,334***	***$0***	***$565,720***
Exterior Enclosure	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$0	$0	$0
Exterior Doors	$0	$0	$0	$0	$0	$0
Roofing	**$485,541**	**$656,352**	**$0**	**$0**	**$0**	**$0**
Roof Coverings	$485,541	$656,352	$0	$0	$0	$0
Interior Construction	**$0**	**$159,315**	**$0**	**$0**	**$0**	**$0**
Interior Doors	$0	$159,315	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0	$0
Interiors	**$0**	**$437,259**	**$0**	**$99,334**	**$0**	**$536,464**
Ceiling Finishes	$0	$199,537	$0	$0	$0	$37,477
Floor Finishes	$0	$237,723	$0	$0	$0	$377,597
Wall Finishes	$0	$0	$0	$99,334	$0	$121,390
Conveying	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Conveying Systems	$0	$0	$0	$0	$0	$0
Plumbing	**$926,474**	**$391,654**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$521,418	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$391,654	$0	$0	$0	$0
Sanitary Waste	$405,056	$0	$0	$0	$0	$0
HVAC	**$78,175**	**$2,650**	**$0**	**$0**	**$0**	**$29,256**
Controls and Instrumentation	$0	$0	$0	$0	$0	$0
Cooling Generation	$0	$0	$0	$0	$0	$29,256
Distribution System	$78,175	$2,650	$0	$0	$0	$0
Terminal & Package Units	$0	$0	$0	$0	$0	$0
Fire Protection	**$784,079**	**$0**	**$0**	**$0**	**$0**	**$0**
Sprinklers & Standpipe	$784,079	$0	$0	$0	$0	$0
Electrical	**$1,277,065**	**$81,895**	**$0**	**$0**	**$0**	**$0**
Branch Wiring	$827,283	$0	$0	$0	$0	$0
Communications and Security	$448,984	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$799	$81,895	$0	$0	$0	$0
ADA - Entrances/Exits	**$15,606**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Entrances/Exits	$15,606	$0	$0	$0	$0	$0
ADA - Parking/Accessibility	**$16,205**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Parking/Accessibility	$16,205	$0	$0	$0	$0	$0
ADA - Toilet Rooms	**$21,875**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Toilet Rooms	$21,875	$0	$0	$0	$0	$0
ADA - Paths of Travel	**$4,296**	**$0**	**$0**	**$0**	**$0**	**$0**

System	2023	2024	2025	2026	2027	2028
ADA - Paths of Travel	$4,296	$0	$0	$0	$0	$0
ADA - Access to Goods and Services	**$11,500**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Access to Goods and Services	$11,500	$0	$0	$0	$0	$0

Table 18. Current and Forecasted Needs Summarized by System (Years 6 - 10): Athletics

System	2029	2030	2031	2032	2033
Cumulative Needs by Year	***$7,457,642***	***$7,457,642***	***$8,899,529***	***$8,904,034***	***$12,330,996***
Needs by Year	***$1,442,646***	***$0***	***$1,441,887***	***$4,505***	***$3,426,962***
Exterior Enclosure	**$0**	**$0**	**$21,237**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$0	$0
Exterior Doors	$0	$0	$21,237	$0	$0
Roofing	**$0**	**$0**	**$0**	**$0**	**$0**
Roof Coverings	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$136,009**	**$0**	**$0**
Interior Doors	$0	$0	$0	$0	$0
Specialties	$0	$0	$136,009	$0	$0
Interiors	**$0**	**$0**	**$1,276,691**	**$0**	**$200,573**
Ceiling Finishes	$0	$0	$0	$0	$200,573
Floor Finishes	$0	$0	$1,276,691	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Conveying	**$0**	**$0**	**$0**	**$0**	**$0**
Conveying Systems	$0	$0	$0	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$0
Sanitary Waste	$0	$0	$0	$0	$0
HVAC	**$697,056**	**$0**	**$7,950**	**$4,505**	**$1,637,789**
Controls and Instrumentation	$0	$0	$0	$0	$444,176
Cooling Generation	$0	$0	$7,950	$0	$0
Distribution System	$635,046	$0	$0	$0	$35,669
Terminal & Package Units	$62,010	$0	$0	$4,505	$1,157,944
Fire Protection	**$0**	**$0**	**$0**	**$0**	**$0**
Sprinklers & Standpipe	$0	$0	$0	$0	$0
Electrical	**$745,590**	**$0**	**$0**	**$0**	**$1,588,601**
Branch Wiring	$0	$0	$0	$0	$0
Communications and Security	$0	$0	$0	$0	$0
Lighting	$715,539	$0	$0	$0	$1,537,933
Service Distribution	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$30,051	$0	$0	$0	$50,668
ADA - Entrances/Exits	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Entrances/Exits	$0	$0	$0	$0	$0
ADA - Parking/Accessibility	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Parking/Accessibility	$0	$0	$0	$0	$0
ADA - Toilet Rooms	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Toilet Rooms	$0	$0	$0	$0	$0
ADA - Paths of Travel	**$0**	**$0**	**$0**	**$0**	**$0**

System	2029	2030	2031	2032	2033
ADA - Paths of Travel	$0	$0	$0	$0	$0
ADA - Access to Goods and Services	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Access to Goods and Services	$0	$0	$0	$0	$0

Table 19. Current and Forecasted Needs Summarized by System (Years 11 - 15): Athletics

System	2034	2035	2036	2037	2038
Cumulative Needs by Year	***$16,392,747***	***$17,578,087***	***$19,787,628***	***$20,244,564***	***$20,702,666***
Needs by Year	***$4,061,750***	***$1,185,341***	***$2,209,541***	***$456,936***	***$458,102***
Exterior Enclosure	**$0**	**$476,403**	**$578,210**	**$0**	**$38,915**
Exterior Walls (Finishes)	$0	$431,428	$514,499	$0	$0
Exterior Windows	$0	$0	$0	$0	$38,915
Exterior Doors	$0	$44,975	$63,712	$0	$0
Roofing	**$0**	**$0**	**$0**	**$0**	**$0**
Roof Coverings	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$473,545**	**$891,382**	**$0**	**$0**
Interior Doors	$0	$0	$323,390	$0	$0
Specialties	$0	$473,545	$567,992	$0	$0
Interiors	**$0**	**$189,316**	**$528,153**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$189,316	$528,153	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Conveying	**$0**	**$0**	**$0**	**$101,601**	**$0**
Conveying Systems	$0	$0	$0	$101,601	$0
Plumbing	**$1,594,868**	**$0**	**$0**	**$0**	**$419,187**
Domestic Water Distribution	$900,844	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$419,187
Sanitary Waste	$694,024	$0	$0	$0	$0
HVAC	**$1,035,804**	**$0**	**$11,872**	**$355,335**	**$0**
Controls and Instrumentation	$249,906	$0	$0	$0	$0
Cooling Generation	$7,526	$0	$0	$0	$0
Distribution System	$769,362	$0	$0	$355,335	$0
Terminal & Package Units	$9,010	$0	$11,872	$0	$0
Fire Protection	**$0**	**$0**	**$0**	**$0**	**$0**
Sprinklers & Standpipe	$0	$0	$0	$0	$0
Electrical	**$1,431,078**	**$46,076**	**$199,924**	**$0**	**$0**
Branch Wiring	$1,431,078	$0	$0	$0	$0
Communications and Security	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$199,924	$0	$0
Exit Signs and Emergency Lighting	$0	$46,076	$0	$0	$0
ADA - Entrances/Exits	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Entrances/Exits	$0	$0	$0	$0	$0
ADA - Parking/Accessibility	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Parking/Accessibility	$0	$0	$0	$0	$0
ADA - Toilet Rooms	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Toilet Rooms	$0	$0	$0	$0	$0
ADA - Paths of Travel	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Paths of Travel	$0	$0	$0	$0	$0

System	2034	2035	2036	2037	2038
ADA - Access to Goods and Services	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Access to Goods and Services	$0	$0	$0	$0	$0

Table 20. Current and Forecasted Needs Summarized by System (Years 16-20): Athletics

System	2039	2040	2041	2042	2043
Cumulative Needs by Year	***$22,498,801***	***$22,498,801***	***$22,498,801***	***$22,498,801***	***$22,506,612***
Needs by Year	***$1,796,135***	***$0***	***$0***	***$0***	***$7,810***
Exterior Enclosure	**$403,922**	**$0**	**$0**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0
Exterior Windows	$403,922	$0	$0	$0	$0
Exterior Doors	$0	$0	$0	$0	$0
Roofing	**$0**	**$0**	**$0**	**$0**	**$0**
Roof Coverings	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**
Interior Doors	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0
Interiors	**$0**	**$0**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Conveying	**$0**	**$0**	**$0**	**$0**	**$0**
Conveying Systems	$0	$0	$0	$0	$0
Plumbing	**$1,392,213**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$1,392,213	$0	$0	$0	$0
Sanitary Waste	$0	$0	$0	$0	$0
HVAC	**$0**	**$0**	**$0**	**$0**	**$0**
Controls and Instrumentation	$0	$0	$0	$0	$0
Cooling Generation	$0	$0	$0	$0	$0
Distribution System	$0	$0	$0	$0	$0
Terminal & Package Units	$0	$0	$0	$0	$0
Fire Protection	**$0**	**$0**	**$0**	**$0**	**$0**
Sprinklers & Standpipe	$0	$0	$0	$0	$0
Electrical	**$0**	**$0**	**$0**	**$0**	**$7,810**
Branch Wiring	$0	$0	$0	$0	$0
Communications and Security	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$0	$7,810
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0
ADA - Entrances/Exits	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Entrances/Exits	$0	$0	$0	$0	$0
ADA - Parking/Accessibility	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Parking/Accessibility	$0	$0	$0	$0	$0
ADA - Toilet Rooms	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Toilet Rooms	$0	$0	$0	$0	$0
ADA - Paths of Travel	**$0**	**$0**	**$0**	**$0**	**$0**

System	2039	2040	2041	2042	2043
ADA - Paths of Travel	$0	$0	$0	$0	$0
ADA - Access to Goods and Services	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Access to Goods and Services	$0	$0	$0	$0	$0

MAINTENANCE
FACILITY CONDITION INFORMATION

Maintenance

The project included facilities at 1 locations totaling approximately 50,387 square feet. The table below contains location-specific information regarding current and forecast Facility Condition Indices. A comprehensive list of expired systems and those expected to expire between now and the Year 2042 is shown in the Forecasted Needs Summarized by System: Maintenance Table.

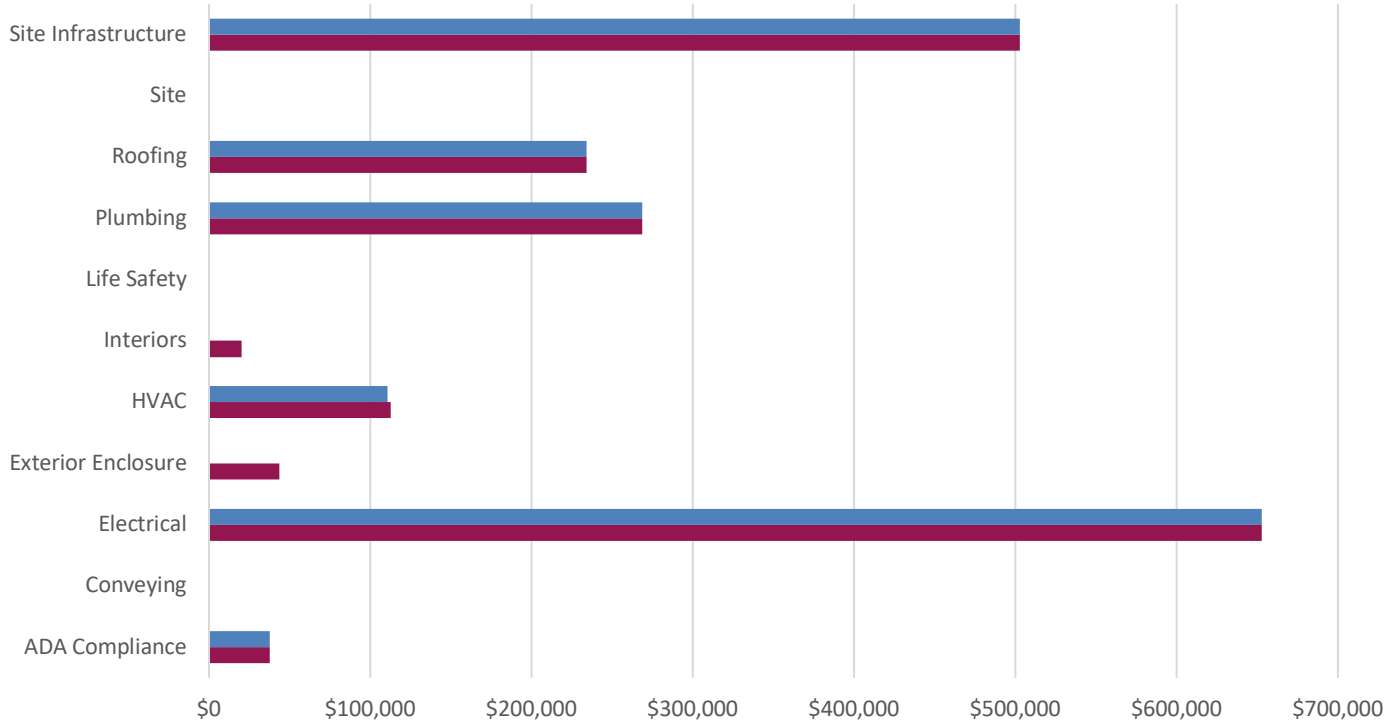
Table 21. Facility Description: Summary of Findings: Maintenance

Name	Area (SF)	Total Needs 2023	Current Replacement Value	2023 FCI %	Total Needs 2028	2028 FCI %
Maintenance	50,387	$1,303,808	12,513,876	10	$1,369,990	11
SUBTOTAL	***50,387***	***$1,303,808***	***$12,513,876***	***10***	***$1,369,990***	***11***
Site and Infrastructure (excluded from FCI calculations)		$502,835			$502,835	
TOTALS	**50,387**	**$1,806,643**	**$12,513,876**		**$1,872,825**	

Note: The average FCI for the Maintenance facilities assessed is 10 while the average FCI in 5 years is estimated to be 11 assuming current sustainment levels.

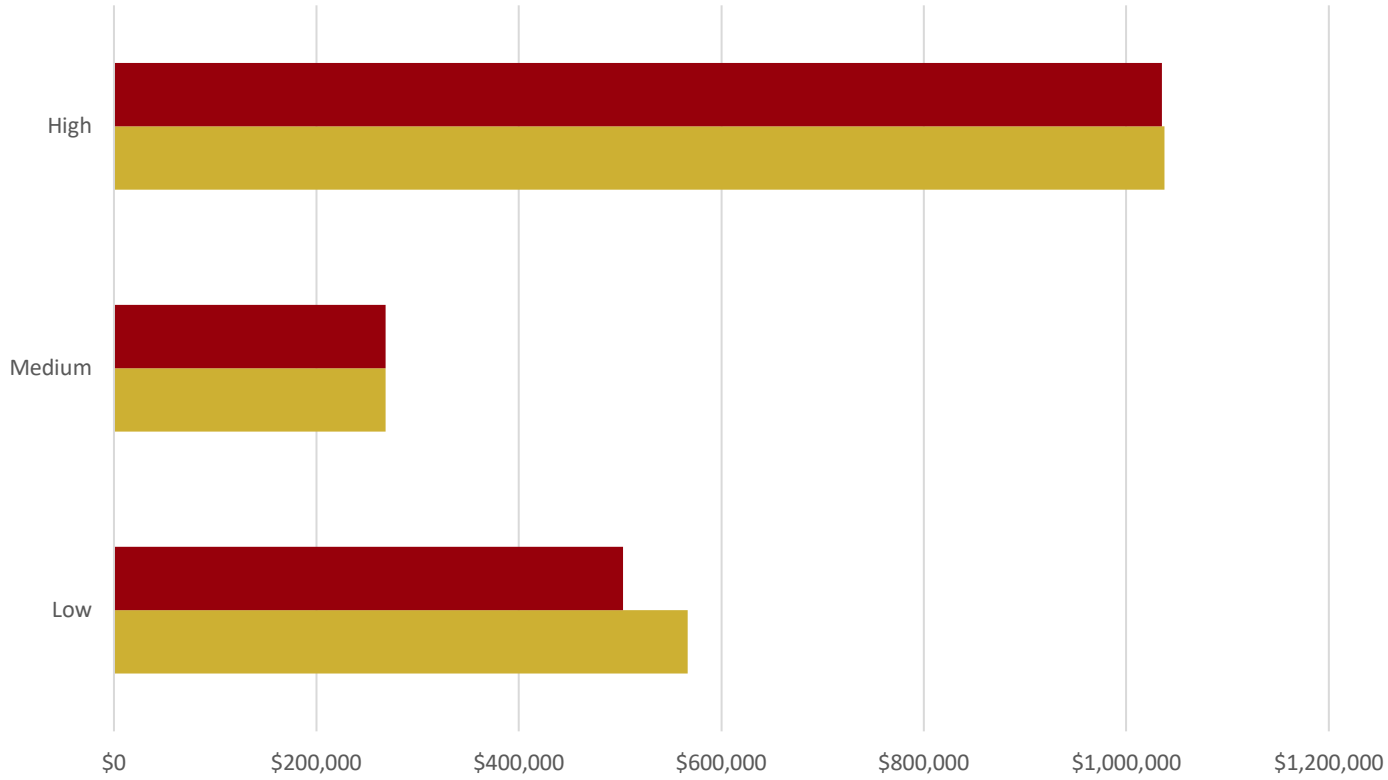
Figures below show the current and forecasted needs respectively for all Maintenance locations grouped by system.

Figure 21. Comparison of 2023 Current Needs vs. 2028 Forecasted Needs by System Group: Maintenance



	ADA Compliance	Conveying	Electrical	Exterior Enclosure	HVAC	Interiors	Life Safety	Plumbing	Roofing	Site	Site Infrastructure
2023	$37,628	$0	$652,685	$0	$110,639	$0	$0	$268,610	$234,247	$0	$502,835
2028	$37,628	$0	$652,685	$43,693	$112,865	$20,263	$0	$268,610	$234,247	$0	$502,835

Figure 22. Comparison of 2023 Current Needs vs. 2028 Forecasted Needs by Priority: Maintenance



	Low	Medium	High
2023	$502,835	$268,610	$1,035,198
2028	$566,791	$268,610	$1,037,424

Renewal Forecast

The renewal forecast below for Maintenance locations shows the current backlog and projected facility sustainment requirements over the next 20 years. Please note the renewal forecast does not include potential costs associated with asbestos abatement, seismic evaluation; seismic retrofitting; hazardous material inspection, evaluation, and mitigation; and NFPA 101 and ADA upgrades. The renewal forecast is shown in the following figures:

Figure 23. Current and Forecasted Needs: Summarized by Reporting Period (Current +10 Years): Maintenance

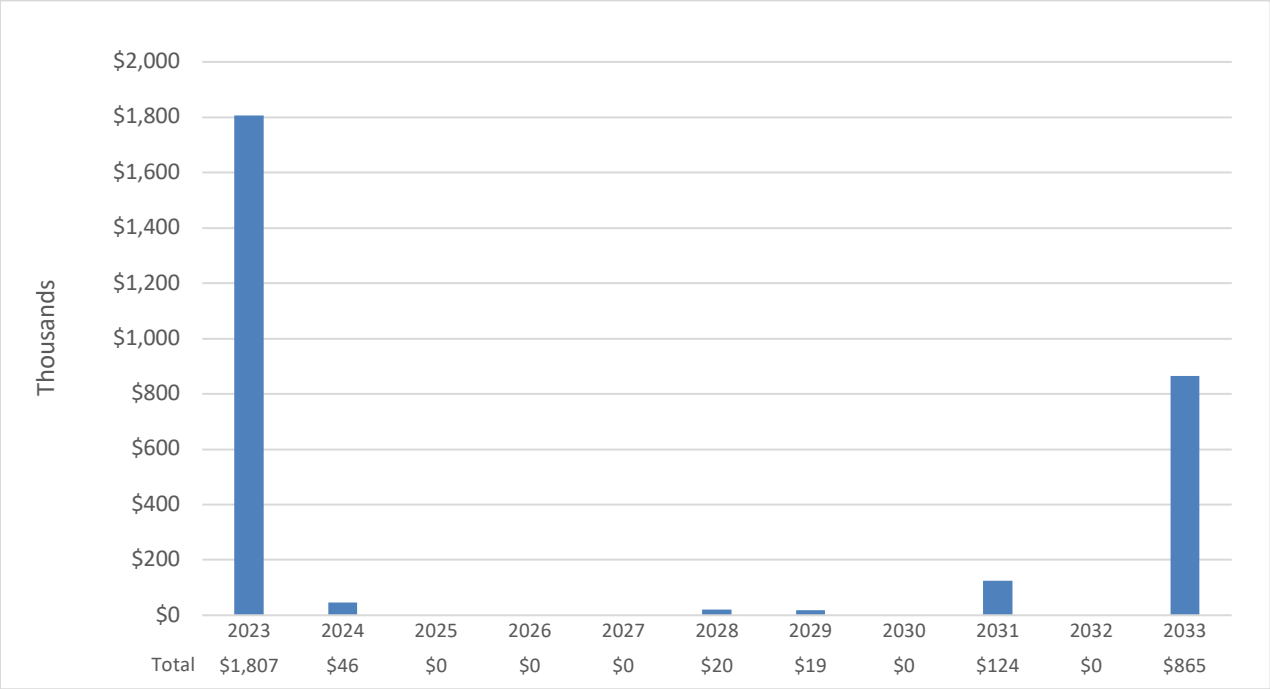


Figure 24. Current and Forecasted Needs: Summarized by Reporting Period (Years 11-20): Maintenance

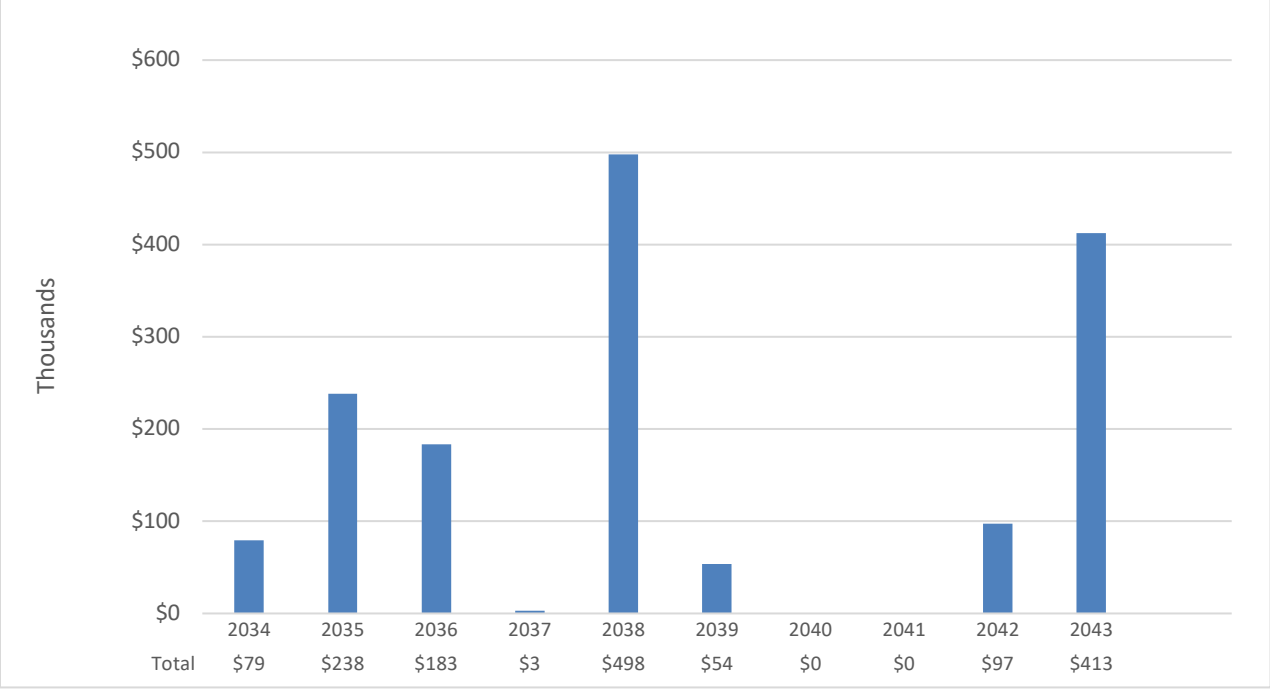


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Table 22. Current and Forecasted Needs Summarized by System (Current + 5 years): Maintenance

System	2023	2024	2025	2026	2027	2028
Cumulative Needs by Year	***$1,806,643***	***$1,852,563***	***$1,852,563***	***$1,852,563***	***$1,852,563***	***$1,872,825***
Needs by Year	***$1,806,643***	***$45,919***	***$0***	***$0***	***$0***	***$20,263***
Exterior Enclosure	**$0**	**$43,693**	**$0**	**$0**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$43,693	$0	$0	$0	$0
Exterior Doors	$0	$0	$0	$0	$0	$0
Roofing	**$234,247**	**$0**	**$0**	**$0**	**$0**	**$0**
Roof Coverings	$234,247	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Interior Doors	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0	$0
Interiors	**$0**	**$0**	**$0**	**$0**	**$0**	**$20,263**
Ceiling Finishes	$0	$0	$0	$0	$0	$0
Floor Finishes	$0	$0	$0	$0	$0	$9,820
Wall Finishes	$0	$0	$0	$0	$0	$10,443
Plumbing	**$268,610**	**$0**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$100,943	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$0	$0
Sanitary Waste	$167,668	$0	$0	$0	$0	$0
HVAC	**$110,639**	**$2,226**	**$0**	**$0**	**$0**	**$0**
Controls and Instrumentation	$0	$0	$0	$0	$0	$0
Cooling Generation	$0	$0	$0	$0	$0	$0
Distribution System	$109,526	$2,226	$0	$0	$0	$0
Heat Generation	$1,113	$0	$0	$0	$0	$0
Terminal & Package Units	$0	$0	$0	$0	$0	$0
Fire Protection	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Sprinklers & Standpipe	$0	$0	$0	$0	$0	$0
Electrical	**$652,685**	**$0**	**$0**	**$0**	**$0**	**$0**
Branch Wiring	$378,803	$0	$0	$0	$0	$0
Communications and Security	$134,268	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$139,613	$0	$0	$0	$0	$0
Site Infrastructure	**$502,835**	**$0**	**$0**	**$0**	**$0**	**$0**
Pedestrian Pavements	$213,400	$0	$0	$0	$0	$0
Vehicular Pavements	$289,435	$0	$0	$0	$0	$0
ADA - Entrances/Exits	**$7,722**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Entrances/Exits	$7,722	$0	$0	$0	$0	$0
ADA - Drinking Fountains/Public Telephones	**$2,387**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Drinking Fountains/Public Telephones	$2,387	$0	$0	$0	$0	$0
ADA - Parking/Accessibility	**$2,477**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Parking/Accessibility	$2,477	$0	$0	$0	$0	$0

System	2023	2024	2025	2026	2027	2028
ADA - Toilet Rooms	**$25,041**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Toilet Rooms	$25,041	$0	$0	$0	$0	$0

Table 23. Current and Forecasted Needs Summarized by System (Years 6 - 10): Maintenance

System	2029	2030	2031	2032	2033
Cumulative Needs by Year	***$1,891,945***	***$1,891,945***	***$2,016,128***	***$2,016,128***	***$2,881,081***
Needs by Year	***$19,119***	***$0***	***$124,183***	***$0***	***$864,953***
Exterior Enclosure	**$0**	**$0**	**$17,225**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0
Exterior Doors	$0	$0	$17,225	$0	$0
Roofing	**$0**	**$0**	**$0**	**$0**	**$0**
Roof Coverings	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$12,786**	**$0**	**$0**
Interior Doors	$0	$0	$12,786	$0	$0
Specialties	$0	$0	$0	$0	$0
Interiors	**$5,869**	**$0**	**$68,945**	**$0**	**$38,924**
Ceiling Finishes	$5,869	$0	$0	$0	$38,924
Floor Finishes	$0	$0	$68,945	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$0**	**$33,779**
Domestic Water Distribution	$0	$0	$0	$0	$12,091
Plumbing Fixtures	$0	$0	$0	$0	$0
Sanitary Waste	$0	$0	$0	$0	$21,687
HVAC	**$13,250**	**$0**	**$25,228**	**$0**	**$105,410**
Controls and Instrumentation	$0	$0	$0	$0	$7,485
Cooling Generation	$0	$0	$0	$0	$0
Distribution System	$13,250	$0	$0	$0	$87,325
Heat Generation	$0	$0	$20,140	$0	$0
Terminal & Package Units	$0	$0	$5,088	$0	$10,600
Fire Protection	**$0**	**$0**	**$0**	**$0**	**$0**
Sprinklers & Standpipe	$0	$0	$0	$0	$0
Electrical	**$0**	**$0**	**$0**	**$0**	**$686,841**
Branch Wiring	$0	$0	$0	$0	$129,357
Communications and Security	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$557,484
Service Distribution	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0
Site Infrastructure	**$0**	**$0**	**$0**	**$0**	**$0**
Pedestrian Pavements	$0	$0	$0	$0	$0
Vehicular Pavements	$0	$0	$0	$0	$0
ADA - Entrances/Exits	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Entrances/Exits	$0	$0	$0	$0	$0
ADA - Drinking Fountains/Public Telephones	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Drinking Fountains/Public Telephones	$0	$0	$0	$0	$0
ADA - Parking/Accessibility	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Parking/Accessibility	$0	$0	$0	$0	$0

System	2029	2030	2031	2032	2033
ADA - Toilet Rooms	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Toilet Rooms	$0	$0	$0	$0	$0

Table 24. Current and Forecasted Needs Summarized by System (Years 11 - 15): Maintenance

System	2034	2035	2036	2037	2038
Cumulative Needs by Year	***$2,960,579***	***$3,198,488***	***$3,381,821***	***$3,384,471***	***$3,882,034***
Needs by Year	***$79,498***	***$237,909***	***$183,333***	***$2,650***	***$497,563***
Exterior Enclosure	**$77,484**	**$0**	**$12,859**	**$0**	**$0**
Exterior Walls (Finishes)	$77,484	$0	$0	$0	$0
Exterior Doors	$0	$0	$12,859	$0	$0
Roofing	**$0**	**$0**	**$0**	**$0**	**$194,735**
Roof Coverings	$0	$0	$0	$0	$194,735
Interior Construction	**$0**	**$237,909**	**$155,210**	**$0**	**$0**
Interior Doors	$0	$32,014	$27,197	$0	$0
Specialties	$0	$205,895	$128,013	$0	$0
Interiors	**$0**	**$0**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$0**	**$302,828**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$302,828
Sanitary Waste	$0	$0	$0	$0	$0
HVAC	**$2,014**	**$0**	**$15,264**	**$2,650**	**$0**
Controls and Instrumentation	$0	$0	$0	$0	$0
Cooling Generation	$0	$0	$0	$2,650	$0
Distribution System	$2,014	$0	$0	$0	$0
Heat Generation	$0	$0	$11,872	$0	$0
Terminal & Package Units	$0	$0	$3,392	$0	$0
Fire Protection	**$0**	**$0**	**$0**	**$0**	**$0**
Sprinklers & Standpipe	$0	$0	$0	$0	$0
Electrical	**$0**	**$0**	**$0**	**$0**	**$0**
Branch Wiring	$0	$0	$0	$0	$0
Communications and Security	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0
Site Infrastructure	**$0**	**$0**	**$0**	**$0**	**$0**
Pedestrian Pavements	$0	$0	$0	$0	$0
Vehicular Pavements	$0	$0	$0	$0	$0
ADA - Entrances/Exits	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Entrances/Exits	$0	$0	$0	$0	$0
ADA - Drinking Fountains/Public Telephones	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Drinking Fountains/Public Telephones	$0	$0	$0	$0	$0
ADA - Parking/Accessibility	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Parking/Accessibility	$0	$0	$0	$0	$0

System	2034	2035	2036	2037	2038
ADA - Toilet Rooms	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Toilet Rooms	$0	$0	$0	$0	$0

Table 25. Current and Forecasted Needs Summarized by System (Years 16-20): Maintenance

System	2039	2040	2041	2042	2043
Cumulative Needs by Year	***$3,935,892***	***$3,935,892***	***$3,935,892***	***$4,033,372***	***$4,445,884***
Needs by Year	***$53,858***	***$0***	***$0***	***$97,480***	***$412,512***
Exterior Enclosure	**$0**	**$0**	**$0**	**$97,480**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$97,480	$0
Exterior Doors	$0	$0	$0	$0	$0
Roofing	**$0**	**$0**	**$0**	**$0**	**$0**
Roof Coverings	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**
Interior Doors	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0
Interiors	**$0**	**$0**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Plumbing	**$21,687**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$21,687	$0	$0	$0	$0
Sanitary Waste	$0	$0	$0	$0	$0
HVAC	**$32,171**	**$0**	**$0**	**$0**	**$0**
Controls and Instrumentation	$0	$0	$0	$0	$0
Cooling Generation	$0	$0	$0	$0	$0
Distribution System	$0	$0	$0	$0	$0
Heat Generation	$5,300	$0	$0	$0	$0
Terminal & Package Units	$26,871	$0	$0	$0	$0
Fire Protection	**$0**	**$0**	**$0**	**$0**	**$244,319**
Sprinklers & Standpipe	$0	$0	$0	$0	$244,319
Electrical	**$0**	**$0**	**$0**	**$0**	**$168,193**
Branch Wiring	$0	$0	$0	$0	$0
Communications and Security	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$0	$168,193
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0
Site Infrastructure	**$0**	**$0**	**$0**	**$0**	**$0**
Pedestrian Pavements	$0	$0	$0	$0	$0
Vehicular Pavements	$0	$0	$0	$0	$0
ADA - Entrances/Exits	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Entrances/Exits	$0	$0	$0	$0	$0
ADA - Drinking Fountains/Public Telephones	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Drinking Fountains/Public Telephones	$0	$0	$0	$0	$0
ADA - Parking/Accessibility	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Parking/Accessibility	$0	$0	$0	$0	$0

System	2039	2040	2041	2042	2043
ADA - Toilet Rooms	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Toilet Rooms	$0	$0	$0	$0	$0

CLASSROOM
FACILITY CONDITION INFORMATION

Classroom

The project included facilities at 1 locations totaling approximately 331,174 square feet. The table below contains location-specific information regarding current and forecast Facility Condition Indices. A comprehensive list of expired systems and those expected to expire between now and the Year 2042 is shown in the Forecasted Needs Summarized by System: Classroom Table.

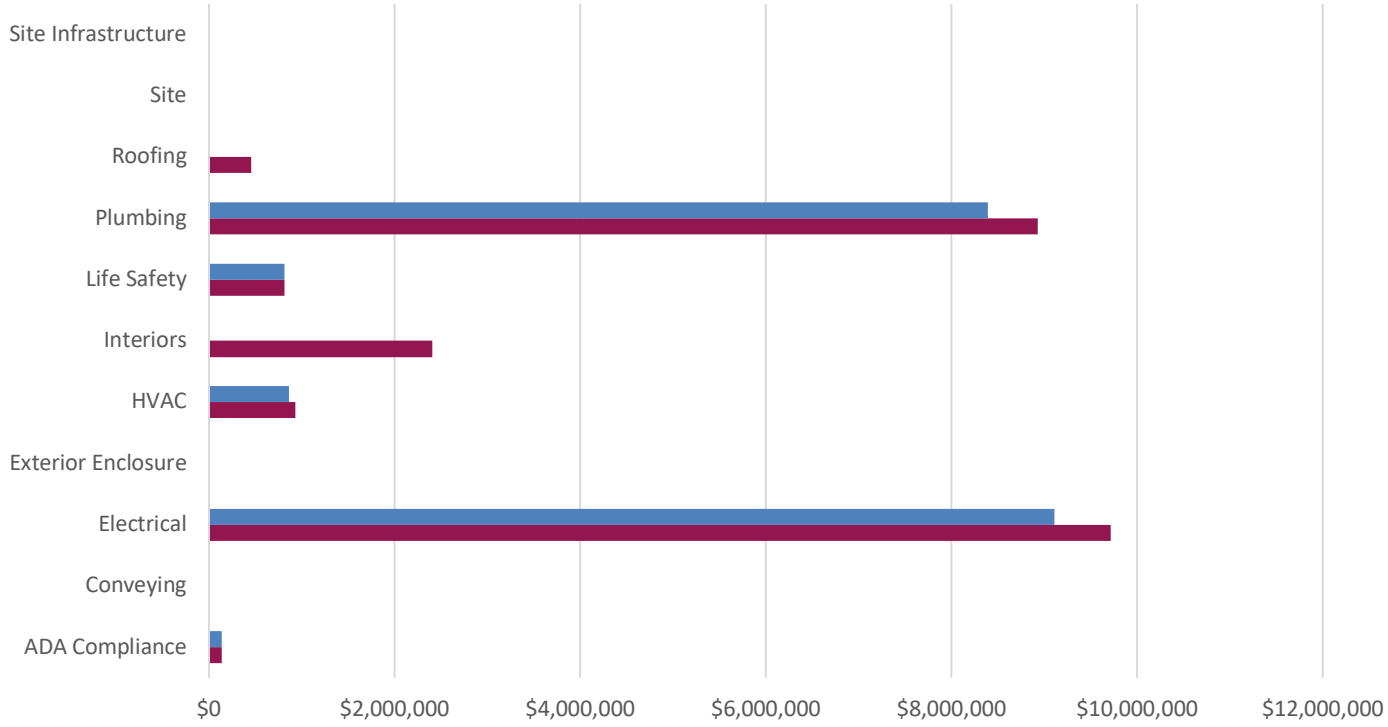
Table 26. Facility Description: Summary of Findings: Classroom

Name	Area (SF)	Total Needs 2023	Current Replacement Value	2023 FCI %	Total Needs 2028	2028 FCI %
Classroom	331,174	$19,321,722	111,481,184	17	$23,389,925	21
SUBTOTAL	***331,174***	***$19,321,722***	***$111,481,184***	***17***	***$23,389,925***	***21***
Site and Infrastructure (excluded from FCI calculations)		$0			$0	
TOTALS	**331,174**	**$19,321,722**	**$111,481,184**		**$23,389,925**	

Note: The average FCI for the Classroom facilities assessed is 17 while the average FCI in 5 years is estimated to be 21 assuming current sustainment levels.

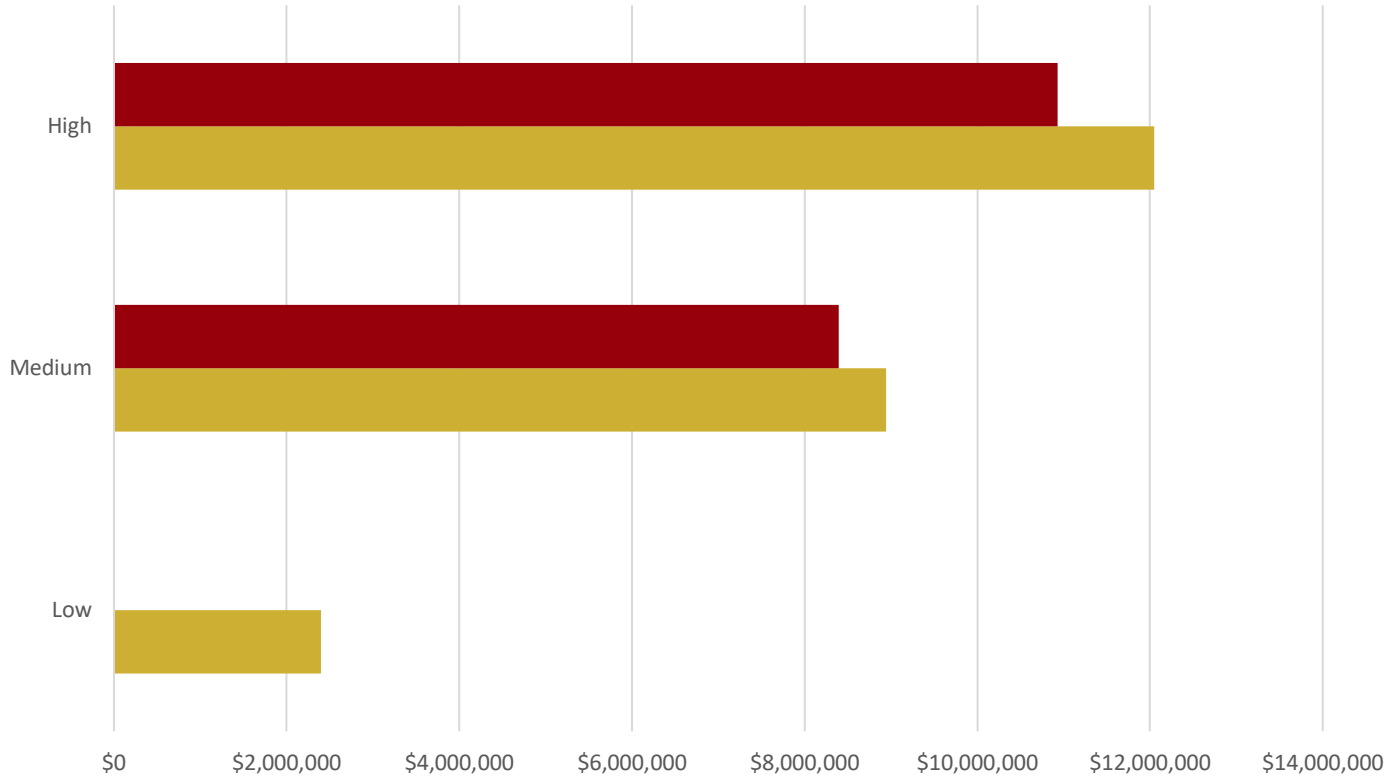
Figures below show the current and forecasted needs respectively for all Classroom locations grouped by system.

Figure 25. Comparison of 2023 Current Needs vs. 2028 Forecasted Needs by System Group: Classroom



	ADA Compliance	Conveying	Electrical	Exterior Enclosure	HVAC	Interiors	Life Safety	Plumbing	Roofing	Site	Site Infrastructure
2023	$134,085	$0	$9,111,468	$0	$864,729	$0	$816,335	$8,392,984	$2,120	$0	$0
2028	$134,085	$0	$9,716,788	$4,240	$927,693	$2,404,484	$816,335	$8,932,285	$454,014	$0	$0

Figure 26. Comparison of 2023 Current Needs vs. 2028 Forecasted Needs by Priority: Classroom



	Low	Medium	High
2023	$0	$8,392,984	$10,928,738
2028	$2,396,503	$8,944,506	$12,048,916

Renewal Forecast

The renewal forecast below for Classroom locations shows the current backlog and projected facility sustainment requirements over the next 20 years. Please note the renewal forecast does not include potential costs associated with asbestos abatement, seismic evaluation; seismic retrofitting; hazardous material inspection, evaluation, and mitigation; and NFPA 101 and ADA upgrades. The renewal forecast is shown in the following figures:

Figure 27. Current and Forecasted Needs: Summarized by Reporting Period (Current +10 Years): Classroom

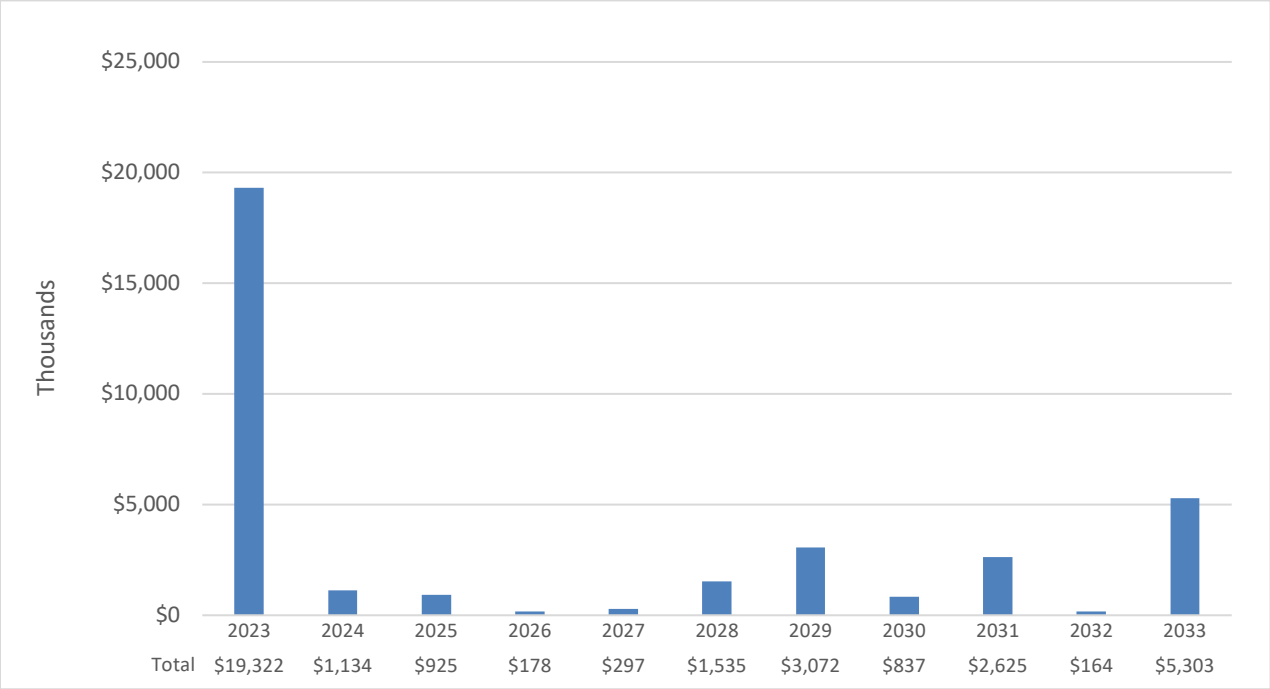


Figure 28. Current and Forecasted Needs: Summarized by Reporting Period (Years 11-20): Classroom

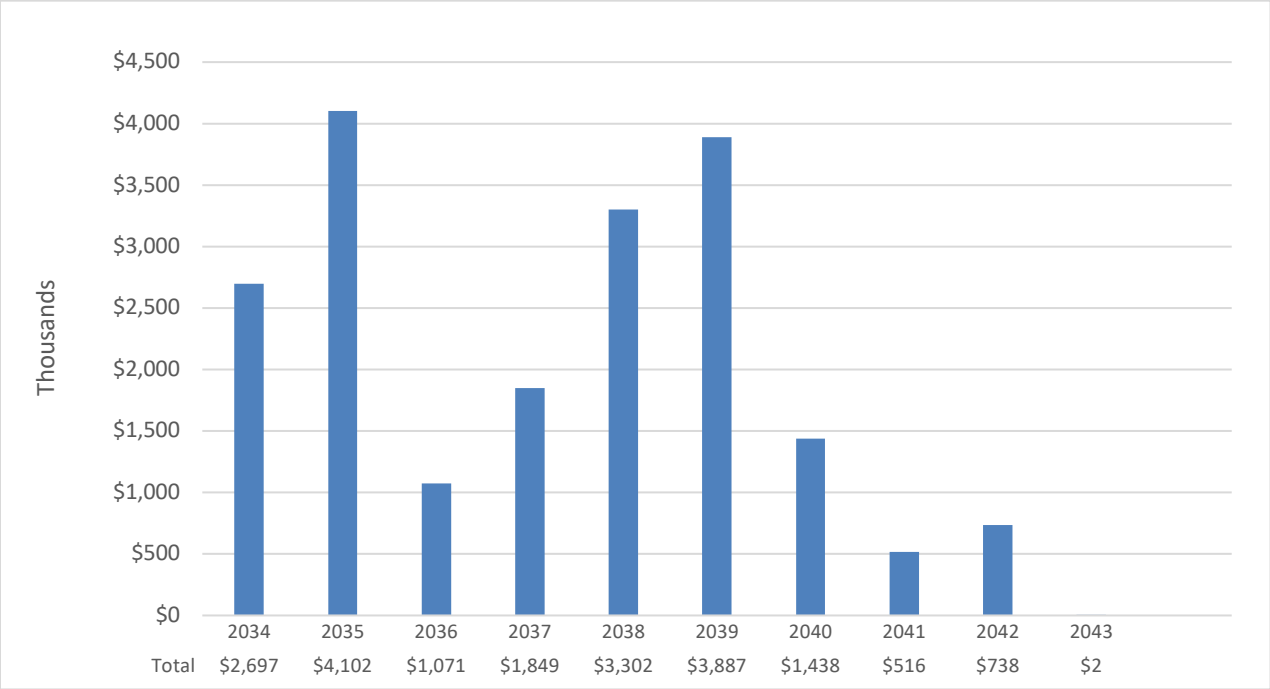


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Table 27. Current and Forecasted Needs Summarized by System (Current + 5 years): Classroom

System	2023	2024	2025	2026	2027	2028
Cumulative Needs by Year	***$19,321,722***	***$20,455,282***	***$21,379,791***	***$21,557,854***	***$21,854,621***	***$23,389,925***
Needs by Year	***$19,321,722***	***$1,133,560***	***$924,509***	***$178,063***	***$296,767***	***$1,535,304***
Exterior Enclosure	**$0**	**$4,240**	**$0**	**$0**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$0	$0	$0
Exterior Doors	$0	$4,240	$0	$0	$0	$0
Roofing	**$2,120**	**$0**	**$0**	**$0**	**$254,336**	**$197,558**
Roof Coverings	$2,120	$0	$0	$0	$254,336	$197,558
Interior Construction	**$0**	**$16,474**	**$0**	**$0**	**$0**	**$0**
Interior Doors	$0	$7,981	$0	$0	$0	$0
Specialties	$0	$8,493	$0	$0	$0	$0
Interiors	**$0**	**$464,592**	**$552,796**	**$178,063**	**$39,781**	**$1,152,779**
Ceiling Finishes	$0	$0	$0	$0	$0	$20,255
Floor Finishes	$0	$464,592	$497,667	$0	$0	$998,291
Wall Finishes	$0	$0	$55,128	$178,063	$39,781	$134,232
Conveying	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Conveying Systems	$0	$0	$0	$0	$0	$0
Plumbing	**$8,392,984**	**$539,301**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$3,062,756	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$539,301	$0	$0	$0	$0
Sanitary Waste	$5,330,228	$0	$0	$0	$0	$0
HVAC	**$864,729**	**$43,036**	**$0**	**$0**	**$2,650**	**$17,278**
Controls and Instrumentation	$0	$0	$0	$0	$0	$0
Cooling Generation	$0	$12,932	$0	$0	$2,650	$17,278
Distribution System	$864,729	$30,104	$0	$0	$0	$0
Heat Generation	$0	$0	$0	$0	$0	$0
Terminal & Package Units	$0	$0	$0	$0	$0	$0
Fire Protection	**$816,335**	**$0**	**$0**	**$0**	**$0**	**$0**
Sprinklers & Standpipe	$816,335	$0	$0	$0	$0	$0
Electrical	**$9,111,468**	**$65,917**	**$371,713**	**$0**	**$0**	**$167,690**
Branch Wiring	$5,200,888	$0	$0	$0	$0	$0
Communications and Security	$3,450,806	$65,917	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$371,713	$0	$0	$0
Exit Signs and Emergency Lighting	$459,775	$0	$0	$0	$0	$167,690
ADA - Entrances/Exits	**$46**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Entrances/Exits	$46	$0	$0	$0	$0	$0
ADA - Drinking Fountains/Public Telephones	**$11,116**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Drinking Fountains/Public Telephones	$11,116	$0	$0	$0	$0	$0
ADA - Parking/Accessibility	**$6,644**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Parking/Accessibility	$6,644	$0	$0	$0	$0	$0

System	2023	2024	2025	2026	2027	2028
ADA - Toilet Rooms	**$86,854**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Toilet Rooms	$86,854	$0	$0	$0	$0	$0
ADA - Paths of Travel	**$28,956**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Paths of Travel	$28,956	$0	$0	$0	$0	$0
ADA - Access to Goods and Services	**$470**	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Access to Goods and Services	$470	$0	$0	$0	$0	$0

Table 28. Current and Forecasted Needs Summarized by System (Years 6 - 10): Classroom

System	2029	2030	2031	2032	2033
Cumulative Needs by Year	***$26,462,312***	***$27,298,949***	***$29,924,178***	***$30,088,516***	***$35,391,511***
Needs by Year	***$3,072,387***	***$836,637***	***$2,625,229***	***$164,338***	***$5,302,995***
Exterior Enclosure	**$9,866**	**$0**	**$279,059**	**$155,434**	**$92,901**
Exterior Walls (Finishes)	$9,866	$0	$242,511	$0	$0
Exterior Windows	$0	$0	$0	$155,434	$92,901
Exterior Doors	$0	$0	$36,548	$0	$0
Roofing	**$305,365**	**$0**	**$235,193**	**$0**	**$147,679**
Roof Coverings	$305,365	$0	$235,193	$0	$147,679
Interior Construction	**$0**	**$0**	**$1,260,289**	**$0**	**$0**
Interior Doors	$0	$0	$773,664	$0	$0
Specialties	$0	$0	$486,625	$0	$0
Interiors	**$1,242,399**	**$236,550**	**$812,953**	**$0**	**$385,014**
Ceiling Finishes	$1,242,399	$236,550	$0	$0	$385,014
Floor Finishes	$0	$0	$812,953	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Conveying	**$0**	**$0**	**$0**	**$0**	**$0**
Conveying Systems	$0	$0	$0	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$0**	**$680,044**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$680,044
Sanitary Waste	$0	$0	$0	$0	$0
HVAC	**$283,550**	**$160,484**	**$37,736**	**$8,904**	**$790,207**
Controls and Instrumentation	$183,168	$0	$0	$0	$193,215
Cooling Generation	$0	$0	$19,928	$0	$23,426
Distribution System	$100,382	$23,850	$0	$0	$195,994
Heat Generation	$0	$0	$17,808	$8,904	$21,200
Terminal & Package Units	$0	$136,634	$0	$0	$356,372
Fire Protection	**$0**	**$439,603**	**$0**	**$0**	**$0**
Sprinklers & Standpipe	$0	$439,603	$0	$0	$0
Electrical	**$1,231,207**	**$0**	**$0**	**$0**	**$3,207,149**
Branch Wiring	$0	$0	$0	$0	$0
Communications and Security	$0	$0	$0	$0	$0
Lighting	$1,125,648	$0	$0	$0	$3,207,149
Service Distribution	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$105,559	$0	$0	$0	$0
ADA - Entrances/Exits	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Entrances/Exits	$0	$0	$0	$0	$0
ADA - Drinking Fountains/Public Telephones	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Drinking Fountains/Public Telephones	$0	$0	$0	$0	$0
ADA - Parking/Accessibility	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Parking/Accessibility	$0	$0	$0	$0	$0
ADA - Toilet Rooms	**$0**	**$0**	**$0**	**$0**	**$0**

System	2029	2030	2031	2032	2033
ADA - Toilet Rooms	$0	$0	$0	$0	$0
ADA - Paths of Travel	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Paths of Travel	$0	$0	$0	$0	$0
ADA - Access to Goods and Services	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Access to Goods and Services	$0	$0	$0	$0	$0

Table 29. Current and Forecasted Needs Summarized by System (Years 11 - 15): Classroom

System	2034	2035	2036	2037	2038
Cumulative Needs by Year	***$38,088,236***	***$42,190,295***	***$43,261,692***	***$45,110,312***	***$48,412,598***
Needs by Year	***$2,696,725***	***$4,102,059***	***$1,071,397***	***$1,848,620***	***$3,302,286***
Exterior Enclosure	**$10,625**	**$1,684,382**	**$0**	**$14,853**	**$117,289**
Exterior Walls (Finishes)	$10,625	$1,576,992	$0	$0	$0
Exterior Windows	$0	$0	$0	$0	$117,289
Exterior Doors	$0	$107,390	$0	$14,853	$0
Roofing	**$0**	**$0**	**$0**	**$63,447**	**$0**
Roof Coverings	$0	$0	$0	$63,447	$0
Interior Construction	**$0**	**$1,329,285**	**$0**	**$82,544**	**$0**
Interior Doors	$0	$393,465	$0	$39,761	$0
Specialties	$0	$935,820	$0	$42,784	$0
Interiors	**$0**	**$624,488**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$624,488	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Conveying	**$0**	**$0**	**$0**	**$188,521**	**$210,543**
Conveying Systems	$0	$0	$0	$188,521	$210,543
Plumbing	**$0**	**$0**	**$0**	**$1,119,956**	**$2,248,294**
Domestic Water Distribution	$0	$0	$0	$408,693	$66,311
Plumbing Fixtures	$0	$0	$0	$0	$2,066,578
Sanitary Waste	$0	$0	$0	$711,263	$115,404
HVAC	**$1,097,640**	**$6,201**	**$806,818**	**$379,299**	**$33,125**
Controls and Instrumentation	$593,610	$0	$130,962	$0	$0
Cooling Generation	$0	$0	$0	$0	$0
Distribution System	$442,444	$0	$67,840	$368,593	$24,062
Heat Generation	$0	$0	$0	$0	$0
Terminal & Package Units	$61,586	$6,201	$608,016	$10,706	$9,063
Fire Protection	**$0**	**$0**	**$0**	**$0**	**$0**
Sprinklers & Standpipe	$0	$0	$0	$0	$0
Electrical	**$1,588,459**	**$457,703**	**$264,580**	**$0**	**$693,036**
Branch Wiring	$0	$0	$0	$0	$693,036
Communications and Security	$0	$0	$0	$0	$0
Lighting	$1,498,518	$0	$175,073	$0	$0
Service Distribution	$0	$457,703	$4,791	$0	$0
Exit Signs and Emergency Lighting	$89,941	$0	$84,716	$0	$0
ADA - Entrances/Exits	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Entrances/Exits	$0	$0	$0	$0	$0
ADA - Drinking Fountains/Public Telephones	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Drinking Fountains/Public Telephones	$0	$0	$0	$0	$0
ADA - Parking/Accessibility	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Parking/Accessibility	$0	$0	$0	$0	$0
ADA - Toilet Rooms	**$0**	**$0**	**$0**	**$0**	**$0**

System	2034	2035	2036	2037	2038
ADA - Toilet Rooms	$0	$0	$0	$0	$0
ADA - Paths of Travel	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Paths of Travel	$0	$0	$0	$0	$0
ADA - Access to Goods and Services	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Access to Goods and Services	$0	$0	$0	$0	$0

Table 30. Current and Forecasted Needs Summarized by System (Years 16-20): Classroom

System	2039	2040	2041	2042	2043
Cumulative Needs by Year	***$52,299,652***	***$53,738,052***	***$54,253,776***	***$54,991,681***	***$54,993,377***
Needs by Year	***$3,887,054***	***$1,438,399***	***$515,724***	***$737,905***	***$1,696***
Exterior Enclosure	**$1,403,911**	**$0**	**$9,998**	**$0**	**$0**
Exterior Walls (Finishes)	$711,790	$0	$9,998	$0	$0
Exterior Windows	$692,121	$0	$0	$0	$0
Exterior Doors	$0	$0	$0	$0	$0
Roofing	**$0**	**$147,679**	**$0**	**$140,620**	**$0**
Roof Coverings	$0	$147,679	$0	$140,620	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**
Interior Doors	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0
Interiors	**$818,905**	**$47,995**	**$0**	**$0**	**$0**
Ceiling Finishes	$14,311	$0	$0	$0	$0
Floor Finishes	$804,595	$47,995	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Conveying	**$0**	**$0**	**$0**	**$188,521**	**$0**
Conveying Systems	$0	$0	$0	$188,521	$0
Plumbing	**$1,538,806**	**$1,155,911**	**$0**	**$0**	**$0**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$1,538,806	$1,155,911	$0	$0	$0
Sanitary Waste	$0	$0	$0	$0	$0
HVAC	**$12,985**	**$86,814**	**$505,726**	**$408,765**	**$1,696**
Controls and Instrumentation	$0	$0	$0	$0	$0
Cooling Generation	$0	$0	$105,470	$0	$0
Distribution System	$12,985	$86,814	$0	$368,220	$0
Heat Generation	$0	$0	$400,256	$0	$0
Terminal & Package Units	$0	$0	$0	$40,545	$1,696
Fire Protection	**$0**	**$0**	**$0**	**$0**	**$0**
Sprinklers & Standpipe	$0	$0	$0	$0	$0
Electrical	**$112,447**	**$0**	**$0**	**$0**	**$0**
Branch Wiring	$112,447	$0	$0	$0	$0
Communications and Security	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0
ADA - Entrances/Exits	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Entrances/Exits	$0	$0	$0	$0	$0
ADA - Drinking Fountains/Public Telephones	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Drinking Fountains/Public Telephones	$0	$0	$0	$0	$0
ADA - Parking/Accessibility	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Parking/Accessibility	$0	$0	$0	$0	$0
ADA - Toilet Rooms	**$0**	**$0**	**$0**	**$0**	**$0**

System	2039	2040	2041	2042	2043
ADA - Toilet Rooms	$0	$0	$0	$0	$0
ADA - Paths of Travel	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Paths of Travel	$0	$0	$0	$0	$0
ADA - Access to Goods and Services	**$0**	**$0**	**$0**	**$0**	**$0**
ADA - Access to Goods and Services	$0	$0	$0	$0	$0

APPENDICES

APPENDICES

Appendix A -Typical System Lifecycles

System and component life cycles used in the cost models for this project were based on average service life as shown in the *Preventive Maintenance Guidebook: Best Practices to Maintain Efficient and Sustainable Buildings* published by Building Owners and Managers Association (BOMA) International. When life cycle information is not provided by BOMA, life cycles have been assigned using ALPHA's professional judgment.

Table 31. Typical Life Cycles

System	Lifecycle (Years)
Roofing	
Built-up	25
Composition Shingle	20
Metal Panels	25
Modified Bitumen	20
Standing Seam Metal	35
Building Exterior	
Exterior Doors	25
Exterior Walls (Finishes)	10-30
Exterior Windows	30
Interior Finishes	
Interior Doors	25
Ceiling (Acoustical Tile and Grids)	20
Ceiling (Painted)	10
Walls	10
Floors	15
Built-in Equip/Specialties	
Built-in Equip/Specialties	20
Conveying Systems	
Elevators	35
Chair Lifts	15
Plumbing	

System	Lifecycle (Years)
Plumbing Fixtures	30
Domestic Water Distribution	30
Sanitary Waste	30
Fire Protection	
Fire Sprinklers and Standpipe (Piping and Risers)	40
Fire Detection (Activation Devices)	10
Fire Detection (Notification Devices and	15
Fire Detection (Wiring)	30
HVAC	
Cooling Generating	25
Controls	20
Distribution	30
Heat Generating	30
Terminal and Package Units	15
Electrical	
Branch Wiring	30
Lighting	20
Service and Distribution	40
Generators	20
Equipment	
Institutional Equipment	25
Other Equipment	15-25

Capital Planning v. Budgeting

While traditional budgets may be perceived as reacting to short-term needs based on the historical performance of facilities and systems, a capital plan anticipates both short- and long-term degradation by employing a facility condition assessment and predictive cost modeling.

- **Budgeting:** Traditional, cost-based, budgeting practices describe a system by which a prior period's budget is adjusted to provide for the fluctuating cost of maintaining facilities. Traditional budgeting issues may include: 1) anticipated needs; 2) organizational growth; 3) the acquisition of new assets; 4) operations and maintenance; 5) deferred maintenance; and, 6) insurance.
- **Capital Planning:** Capital planning differs from budgeting in that it considers a broader range of financial considerations over an extended timeline so as to more effectively predict and manage the fiscal needs of a real estate portfolio. Financial considerations may include the cost of capital, depreciation, organizational risk and return on investment (ROI). Similar in concept to the accounting principle of anticipating the capital depreciation of plant value, a capital renewal plan anticipates and attempts to counteract the ongoing deterioration of facility systems and components in order to extend a facility's life and value.

Facility Condition Index

A Facility Condition Index is considered to be a key building performance metric. As part of the FCA process, a facility condition index (FCI) is calculated for each facility. The FCI is used to quantify a facility's physical condition at a specific point in time and is calculated using the expired system replacement costs (costs associated with systems that are beyond average service life) and the current replacement value (CRV) of the building. Expired system replacement costs consist of work that is necessary to restore the facility to a condition equivalent to its original (like new) state.

Example: Total expired system replacement costs (Requirements) = $3,000,000

Current Replacement Value (CRV) = $10,000,000

$$FCI = \frac{\$3{,}000{,}000}{\$10{,}000{,}000} = .30$$

Present Value and Nominal Value

In the calculation of FCI sums, monetary values can be discounted to incorporate the time value of money, or be expressed in constant terms, ignoring the effects of inflation and interest. Because the cost of capital can vary significantly according to time, portfolio types, and project programs, all monetary terms in this report are expressed as nominal values.

- **Nominal Value:** Expresses monetary values, without adjusting for inflation or interest (also known as face value or par value).
- **Present Value:** The current worth of a future sum of money or stream of cash flows given a specified rate of return. Future cash flows can be discounted at a client specified discount rate to reflect the owner's internal cost of capital.

Hard and Soft Costs

Unless otherwise stated, the costs indicated in this report represent hard costs only. Because soft costs vary regionally and periodically, provisions for soft cost expenses should be considered in addition to the hard costs indicated. For the purpose of this report, Hard and Soft costs are defined as follows:

- **Hard costs:** Direct costs incurred in relation to a specific construction project. Hard cost may include labor, materials, equipment, etc.
- **Soft cost:** Indirect costs incurred in addition to the direct construction cost. Soft costs may include professional services, financing, taxes, etc.

Building Systems

A building system describes a mechanism, or group of mechanisms that perform a given role to maintain the functionality of a facility. Examples of building systems may include roofing, plumbing or heating, ventilation and air conditioning (HVAC) systems.

Per the Uniformat classification standard, building systems have been grouped as follows:

- Foundations
- Superstructure
- Exterior Enclosure
- Roofing
- Interior Construction
- Interior Finishes
- Conveying Systems
- Plumbing
- HVAC
- Fire Protection
- Electrical

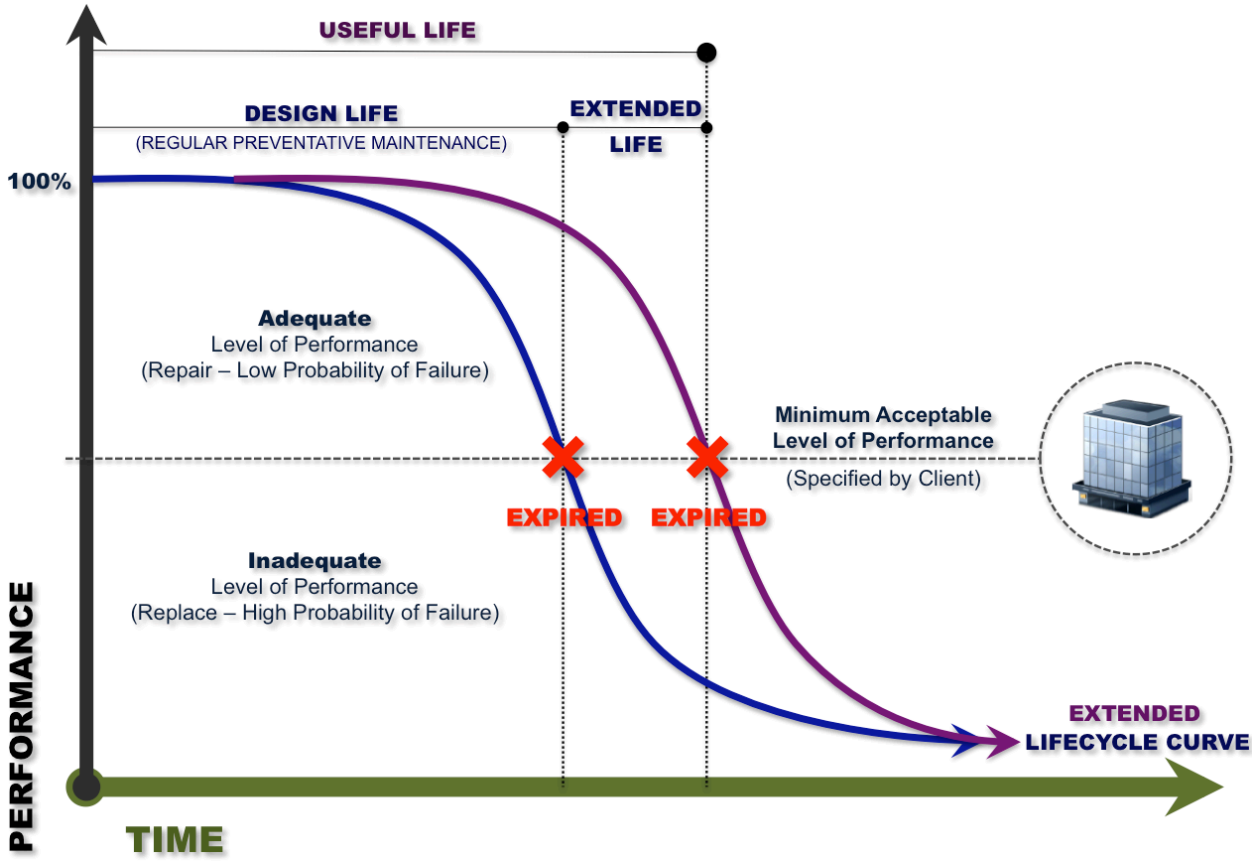
System States

The design life of a building system or component describes the duration for which a system is expected to perform within normal operational parameters. The design life may be shortened for a variety of reasons including, neglect or inadequate maintenance or extended as a result of robust preventative / predictive maintenance. This extended or shortened design life is defined as a system's useful life, and quantifies the duration for which a system, or component, operates within a minimally accepted level of performance.

As illustrated in the figure below, a facility condition analysis will make an appraisal of systems and components and recommend one of a series of actions necessary to ensure the continued functionality of a facility:

- **Missing:** A system or component may be deemed missing if the element absent, but is required for the operation of a facility (Example: ADA requirements for accessible ramps).
- **Extended:** The life cycle of a system or component may be extended beyond its anticipated design life, if the element is deemed to be performing adequately.
- **Expired:** A system or component may be recommended for replacement (at any time) if the element is deemed to be performing inadequately.

Figure 29. System or Component Life Cycle Curve



System Actions

A deficiency describes a condition in which there exists the need to repair an item that is damaged, missing, inadequate or insufficient for an intended purpose. Deficiencies are typically associated with underperforming systems or components, and describe activities that are required to extend their useful life.

- **Repair:** Describes a condition in which it is recommended that the building system or component be serviced to provide additional useful life. Repairs are curative in nature, while maintenance by contrast is preventative.
- **Replace:** Describes a condition in which it is recommended that the building system or component be removed and replaced with a new system or component. Replacement needs may vary according to building type, region, use, and maintenance management.

Multiple building systems are considered “non-renewable” because the replacement of those systems would typically be so costly as to require the replacement of the entire facility (Example: Foundations). Accordingly, there are no deficiencies or costs associated to non-renewable system.

Additionally, per client preferences, many aspects of the built environment may not be part of the scope of a facility condition analysis.

Cost Models

Cost estimation models are parametric equations used to predict the costs or the life cycle of a building system or component. The projections of the cost models are factored into capital plans, budgeting tools and other financial planning mechanisms. The rough order of magnitude cost estimates contained in this report are based on the cost models available within the client's database platform.

It is important to note that there are a variety of cost model equations employed in the building industry and it is not uncommon for prices derived from the client's database platform to vary from external references. If required, adjustments can typically be made to the facility condition data in order to facilitate comparison with external cost models, better reflect local conditions or perform sensitivity analyses.

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Appendix C - Glossary

ACBM: Asbestos-containing Building Material

ADA: Americans with Disabilities Act

AHERA: Asbestos Hazard Emergency Response Act

ALPHA: ALPHA Facilities Solutions, LLC

Alterations: Work performed to change the interior arrangements or other physical characteristics of an existing facility or fixed equipment so that it can be used more effectively for its current designated purpose or adapted to a new use.

ASHRAE: American Society of Heating, Refrigerating and Air Conditioning Engineers

ASTM: American Society for Testing and Materials

BOMA: Building Owners and Managers Association

Budgeting: A system by which a prior period's estimate of income and expenditure is adjusted to account for operational realities in order to provide for the cost of maintaining facilities. Traditional budgeting issues may include anticipated needs, organizational growth, the acquisition of new assets, operations and maintenance, deferred maintenance and insurance.

Building: An enclosed and roofed structure that can be traversed without exiting to the exterior.

Building Addition: An area, space or component of a building added to the existing structure, after the original building's year built date.

Capital Renewal: The planned replacement of building subsystems such as roofs, electrical systems, HVAC systems, and plumbing systems that have reached the end of their useful lives. Without significant reinvestment in building subsystems, older facilities will fall into a state of deteriorating condition and functionality, and the repair and maintenance costs will increase (International Facilities Management Association).

Calculated Next Renewal: The year a system or element would be expected to expire, based solely on the date it was installed and the expected service life of the system.

Condition: Condition refers to the state of physical fitness or readiness of a facility, system or systemic element for its intended use.

Cost Model: Parametric equations used to quantify the condition of building systems and estimate the cost necessary to sustain a facility over a given set of reporting periods. These estimated costs can be presented over a timeline to represent a capital renewal schedule.

Current Replacement Value (CRV): CRV is a standard industry cost estimate of materials, supplies and labor required to replace facility at existing size and functional capability. Please note that the terms Plant Replacement Value and Current Replacement Value have the same meaning in the context of determining Facility Condition Index.

Deficiency: A deficiency describes a condition in which there exists the need to repair a building system or component that is damaged, missing, inadequate or insufficient for an intended purpose.

Element: Elements are the major components that comprise building systems.

Facility: A facility refers to site(s), building(s), or building addition(s) or combinations thereof that provide a particular service or support of an educational purpose.

Facility Condition Assessment (FCA): The process of performing a physical evaluation of the condition of a facility and its systems. The findings of this analysis may be used in conjunction with cost models to estimate the current and future funding streams necessary to maintain a real estate portfolio.

Facility Condition Index (FCI): FCI is an industry-standard measurement of a facility's condition that is the ratio of the cost to correct a facility's deficiencies to the Current Replacement Value of the facilities – the higher the FCI, the poorer the condition of the facility. After an FCI is established for all buildings within a portfolio, a building's condition can be ranked relative to other buildings. The FCI may also represent the condition of a portfolio based on the cumulative FCIs of the portfolio's facilities.

Gross Square Feet (GSF): The size of the enclosed floor space of a building in square feet, measured to the outside face of the enclosing walls.

Hard Costs: Direct costs incurred in relation to a specific construction project. Hard costs may include labor, materials, equipment, etc.

Heating, Ventilation and Air Conditioning (HVAC): A term used to describe building systems responsible for maintaining the temperature, humidity and air quality control.

IFMA: International Facilities Management Association.

Indoor Air Quality (IAQ): A metric used to quantify the air quality within and around buildings and structures, especially as it relates to the health and comfort of building occupants.

Install Year: The year a building or system was built or the most recent major renovation date (where a minimum of 70% of the system's Current Replacement Value (CRV) was replaced).

Inflation: The trend of increasing prices from one year to the next, representing the rate at which the real value of an investment is eroded and the loss in spending power over time.

Interest: The charge for the privilege of borrowing money, typically expressed as an annual percentage rate and commonly calculated using simple or compound interest calculation.

Life Cycle: The period of time that a building, system or element can be expected to adequately serve its intended function.

Maintenance: Work necessary to realize the originally anticipated life of a fixed asset, including buildings, fixed equipment and infrastructure. Maintenance is preventative, whereas repairs are curative.

Mechanical, Electrical and Plumbing (MEP): A term used to describe building systems related to the provision of HVAC, electric and plumbing services to a facility.

Needs: In the context of this report, needs are the backlog of capital renewal requirements.

Next Renewal: The assessor adjusted expected useful life of a system or element as a result of on-site inspection.

Nominal Value: A value expressed in monetary terms for a specific year or years, without adjusting for inflation – also known as face value or par value.

Operations: Activities related to normal performance of the functions for which a building is used (e.g., utilities, janitorial services, waste treatment).

O&M: Operations and Maintenance

Parametric Cost Modeling: Parametric statistics is a branch of statistics that assumes that the data has come from a type of probability distribution and makes inferences about the parameters of the distribution.

Plant Replacement Value (PRV): PRV represents the cost to design and construct a notional facility to current standards to replace an existing facility at the same location. Please note that the terms Plant Replacement Value (PRV) and Current Replacement Value (CRV) have the same meaning in the context of determining Facility Condition Index (FCI).

Present Value (PV): The current worth of a future sum of money or stream of cash flows given a specified rate of return. Future cash flows are discounted at a client specified discount rate.

Real Interest Rate: A net interest rate adjusted to remove the effects of inflation. It is the amount by which the nominal interest rate is higher than the inflation rate.

Repairs: Work to restore damaged or worn-out facilities to normal operating condition. Repairs are curative, whereas maintenance is preventative.

Replacements: An exchange of one fixed asset for another that has the same capacity to perform the same function. In contrast to repair, replacement generally involves a complete identifiable item of reinvestment (e.g., a major building component or subsystem).

Return on Investment (ROI): ROI is a financial indicator used to evaluate the performance of an investment and as a means to compare benefit.

Rough Order of Magnitude (ROM): ROM cost estimates are the most basic of cost estimate classifications.

RSMeans: An independent third-party provider of building industry construction cost data.

Site: A facility's grounds and its utilities, roadways, landscaping, fencing and other typical land improvements needed to support the facility.

Soft Costs: Indirect costs incurred in addition to the direct construction cost. Soft costs may include professional services, financing, taxes, etc.

System: System refers to building and related site work elements as described by ASTM Uniformat II, Classification for Building Elements (E1557-97), a format for classifying major facility elements common to most buildings. Elements usually perform a given function, regardless of the design specification, construction method or materials used. See also, "Uniformat II".

Uniformat II: Uniformat II (commonly referred to simply as Uniformat), is ASTM Uniformat II, Classification for Building Elements (E1557-97) – A methodology for classifying major facility components common to most buildings.

Year Built: The year that a building or addition was originally built, based on substantial completion or occupancy.

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