FACILITY CONDITION ASSES

Central Warehouse | FY2022

The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

	Pr						
Sy	1	2	3	4	5	Total	% To
Site	$0	$0	$0	$17,19	$58,00	$75,20	18.76 %
Roofing	$0	$0	$0	$0	$0	$0	0.00 %
Structural	$0	$0	$0	$0	$0	$0	0.00 %
Exterior	$0	$5,00	$34	$0	$27,11	$32,46	8.10 %
Interior	$0	$0	$3,99	$63,25	$94,30	$161,55	40.30 %
Mechanical	$0	$20,50	$0	$9,46	$0	$29,96	7.48 %
Electrical	$0	$0	$97,26	$0	$0	$97,26	24.27 %
Plumbing	$0	$0	$0	$4,40	$0	$4,40	1.10 %
Fire and Life Safety	$0	$0	$0	$0	$0	$0	0.00 %
Conveyances	$0	$0	$0	$0	$0	$0	0.00 %
Specialties	$0	$0	$0	$0	$0	$0	0.00 %
Crawlspace	$0	$0	$0	$0	$0	$0	0.00 %
To	$0	$25,51	$101,60	$94,31	$179,42	$400,85	

The building systems at the site with the most need include:

Interior	-	$161,551
Electrical	-	$97,268
Site	-	$75,200

The chart below represents the building systems and associated deficiency costs.

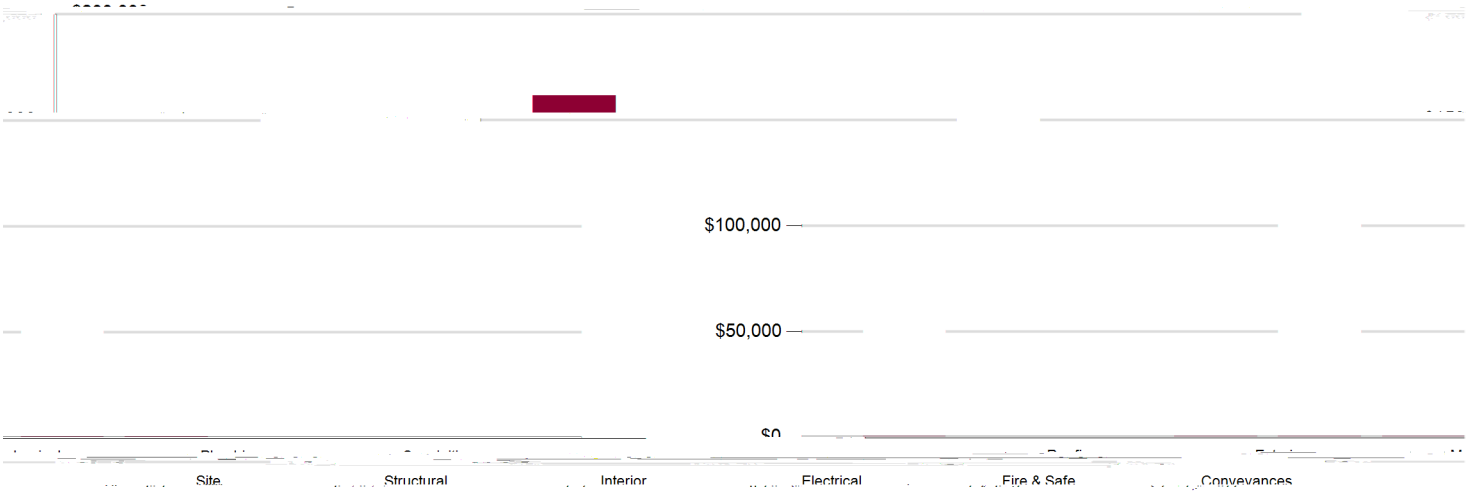


Figure 1: System Deficiencies

Life Cycle Renewal Forecast

'XULQJ WKH IDFLOLW\ FRQGLWLRQ DVVHVVPHQW DVVHVVRUV LGHQWLILHG LWHPV WKDW QHHG WR EH UHSODFHG for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast PRGHO

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

	Life Cycle Capital Renewal Projections					
System	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	**Total 1-5**
Site	$0	$0	$0	$195,862	$613,957	$809,819
Roofing	$0	$0	$0	$0	$0	$0
Exterior	$0	$0	$0	$3,969	$516,244	$520,213
Interior	$0	$424,568	$0	$47,281	$131,723	$603,572
Mechanical	$0	$0	$0	$0	$151,043	$151,043
Electrical	$0	$0	$0	$6,312	$236,755	$243,067
Plumbing	$0	$0	$0	$0	$99,812	$99,812
Fire and Life Safety	$0	$0	$0	$0	$211,510	$211,510
Conveyances	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$4,262	$4,262
Crawlspace	$0	$0	$0	$0	$0	$0
Total	**$0**	**$424,568**	**$0**	**$253,424**	**$1,965,306**	**$2,643,298**

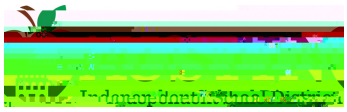


Table 3b: Capital Renewal Forecast (Yrs 6-10)

		Life Cycle Capital Renewal Projections						
System	**Total 1-5**	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	**Total 6-10**	**Total 1-10**
Site	$809,819	$0	$0	$0	$0	$0	$0	$809,819
Roofing	$0	$0	$0	$0	$0	$0	$0	$0
Exterior	$520,213	$0	$0	$0	$0	$25,949	$25,949	$546,162
Interior	$603,572	$0	$18,735	$46,301	$424,568	$189,929	$679,533	$1,283,105
Mechanical	$151,043	$0	$0	$0				

FCAS

The Facility Condition Assessment Score (FCAS) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCAS is used to benchmark the relative condition of a group of sites. The FCAS is derived by dividing the total repair cost, site-related repairs, by the total replacement cost and

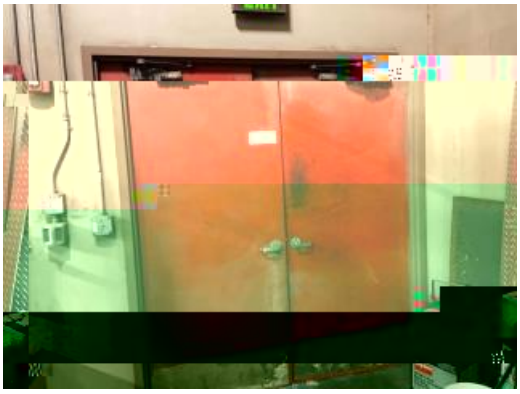
Central Warehouse - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Supporting Photos

General Site Photos

Hassmann panel inaccessible

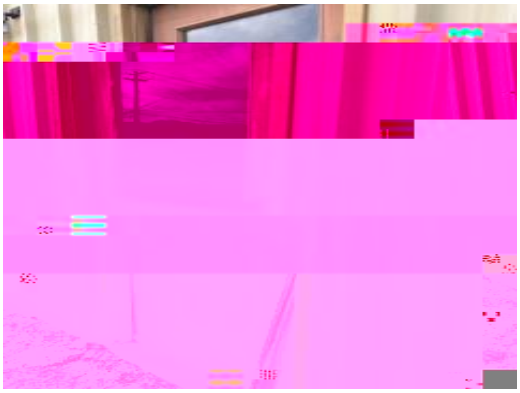


Steel doors are beyond their useful life

Steep drop off and is life threatening

Damaged insulated sliding door

Damaged wall panels



Steel doors are beyond useful life.

Asphal pavement at end of life

Cracked concrete pavement.