

MREF: Facilities Condition Assessment

Deliver Portfolio Improvements

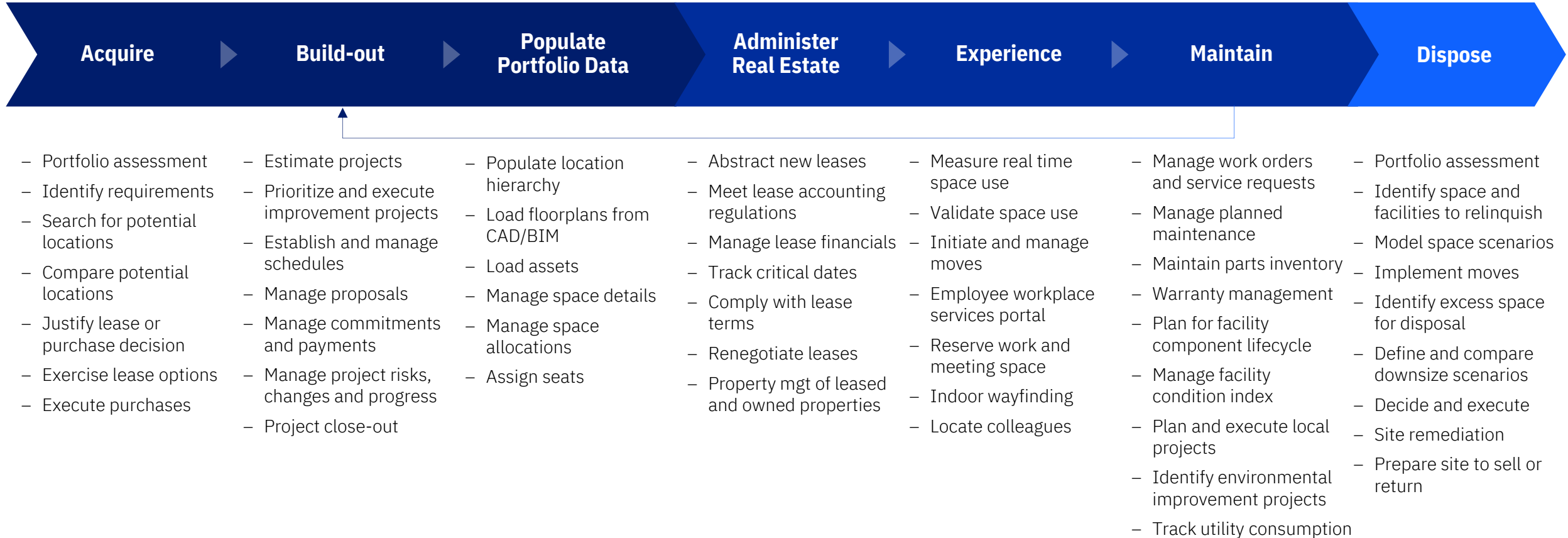


MREF manages facilities & real estate throughout their lifecycle

On-Boarding

Utilize

Disposal



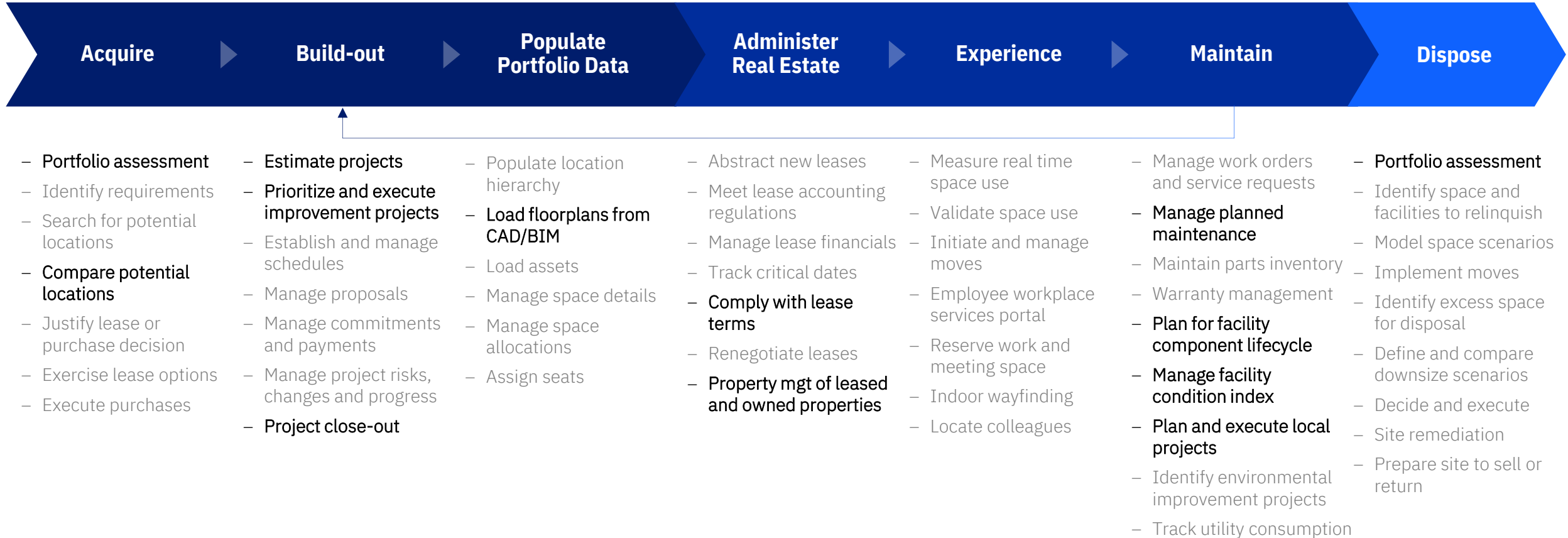
...all capabilities are available out-of-box and are aligned to business processes through configuration

Facility Condition Assessment is threaded throughout that lifecycle

On-Boarding

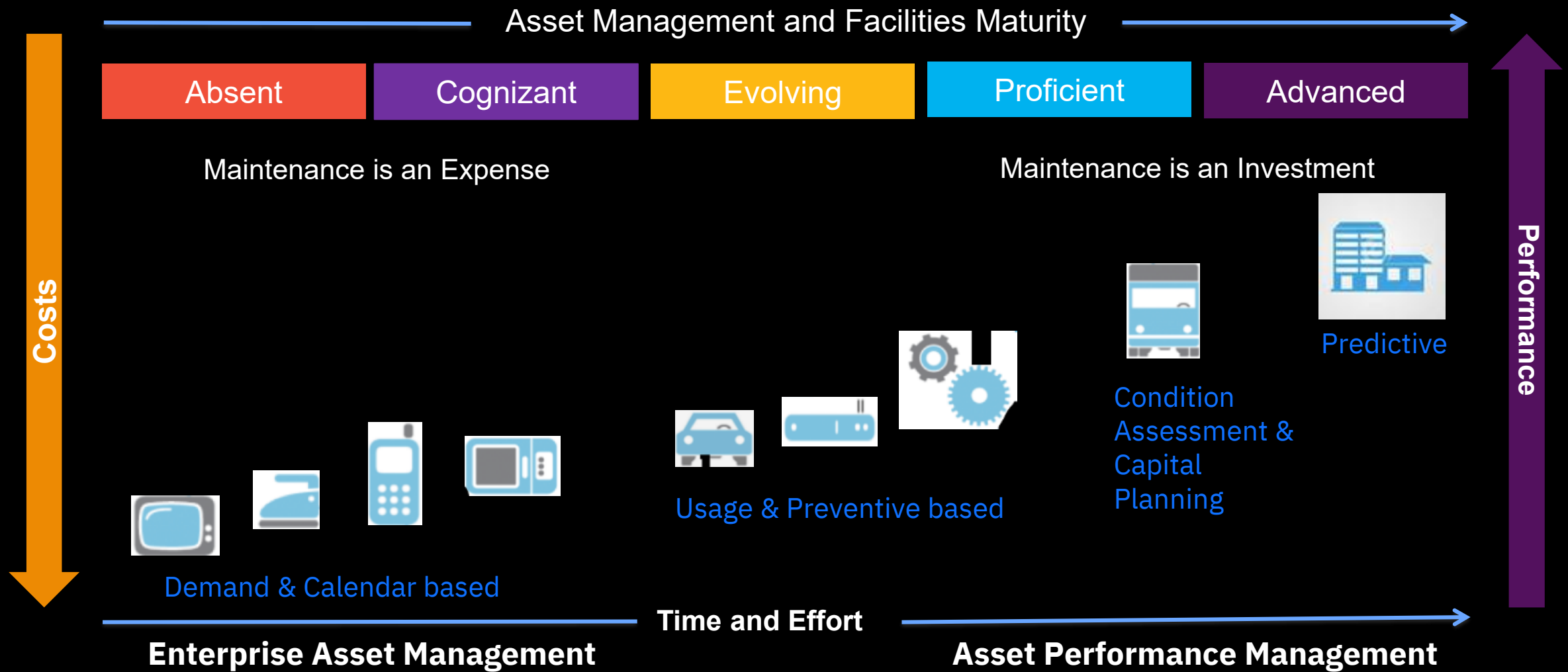
Utilize

Disposal

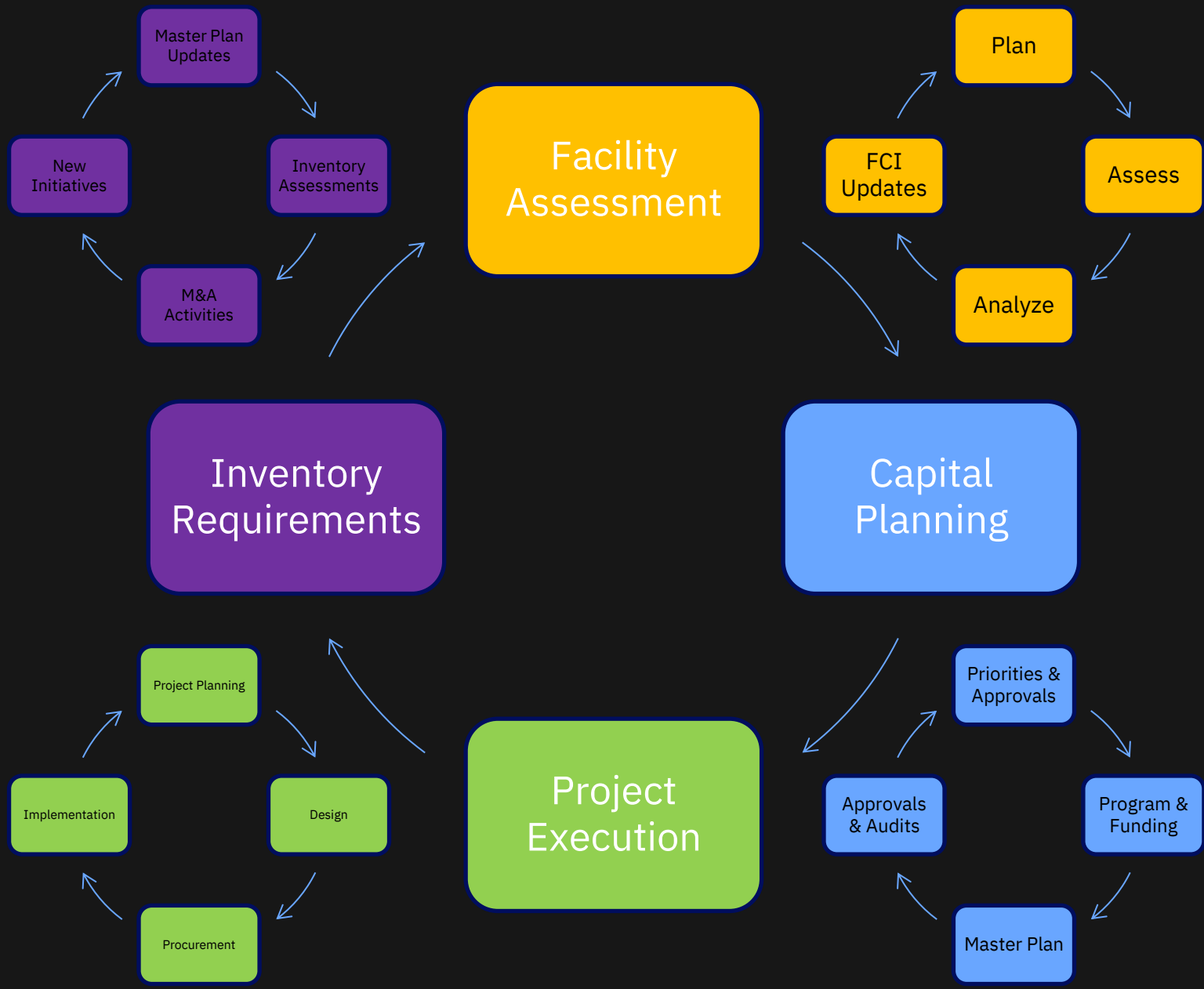


Not siloed! Not static!

Improve Performance through Advanced Asset Management Maturity



Process



Home

Reminders

1 - Action Items

46 - Notifications

Related Links

Bulk Create Opportunities

Facility Condition Analysis

Analyze Opportunities

Create Opportunity

Create Facilities Project

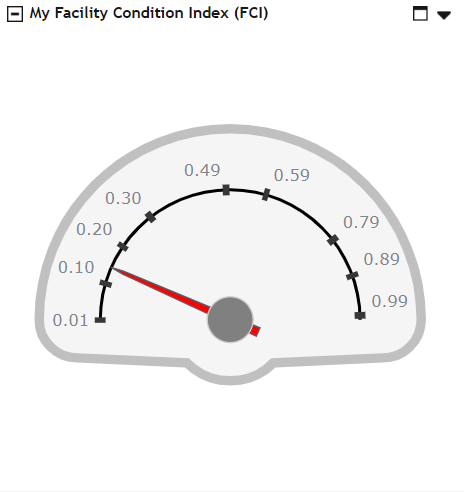
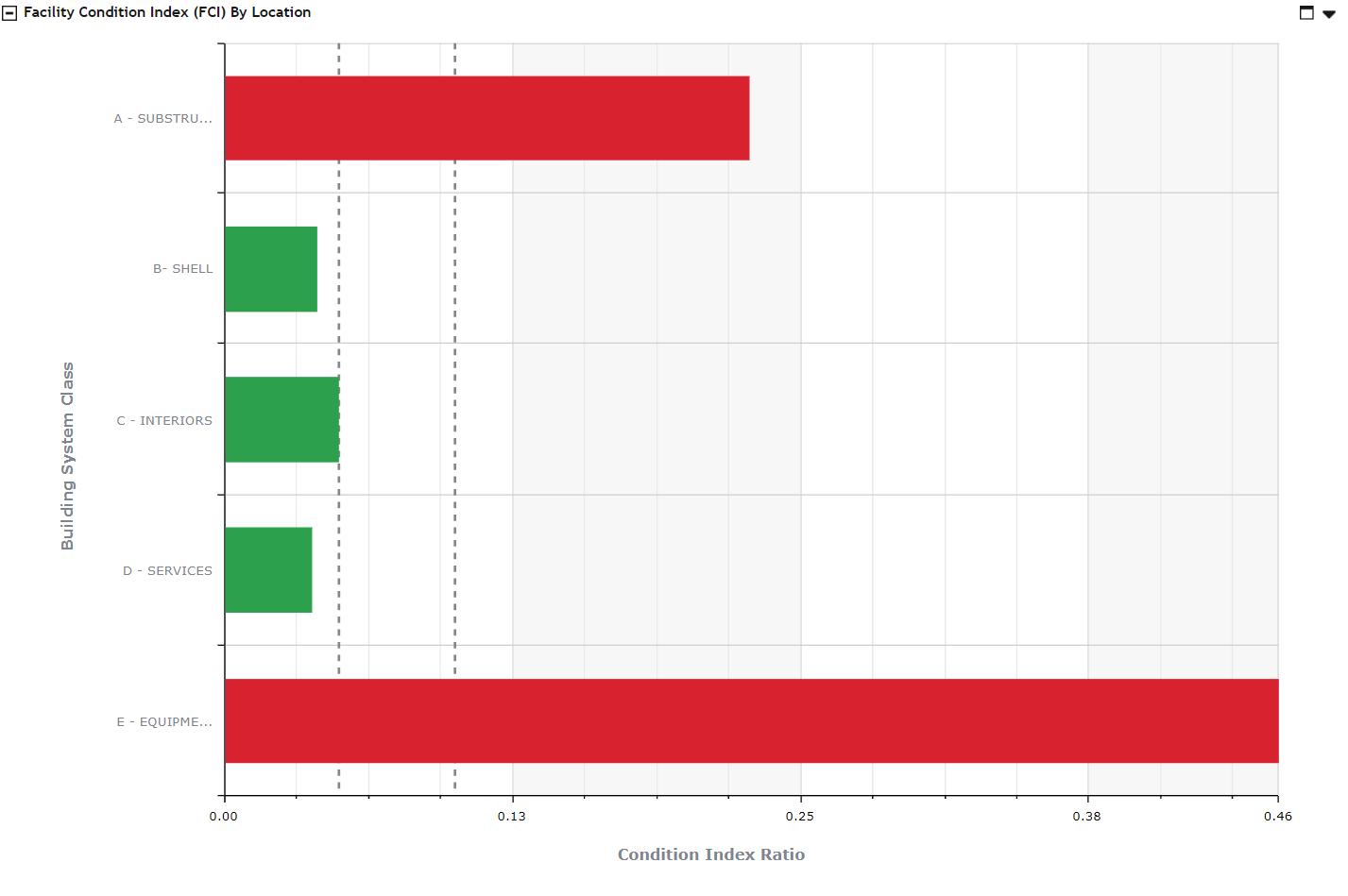
Create Inspection Request

Create Funding Request

Personalize

Open In New Window

My Bookmarks



(Optional): Assessment information for this building.

Units

★ CurrencyUS Dollars

★ Area Unitssquare-feet

Condition Details

Facility Assessment Analysis

★ A. In Service Date07/01/1967

B. Life Expectancy (years)50 Years

C. Remaining Life100 percent

D. Calculated End of Useful Life (A+(B*(C*.01)))07/01/2017

Next Planned Renewal Year2017

2nd Planned Renewal Year2067

3rd Planned Renewal Year2117

E. Gross Area172070.19 square-feet

F. Replacement Cost Per UOM\$180.24 US Dollars

G. Overhead Factor0 percent

H. Calculated Replacement Cost (E*F)+(E*F*(G*.01))\$31,013,930.42 US Dollars

I. Manual Replacement Cost\$.00 US Dollars

Current Condition Index Summary

Create FCI History Record

J. FCI Level 1 (N/H)0.3622

K. FCI Level 2 (O/H)0.0098

L. Projected System Condition Index (P/H)0

M. Green Condition Index Level 1 (Q/H)0.0034

N. Total Opportunity Cost Level 1\$11,233,344.29 US Dollars

O. Total Opportunity Cost Level 2\$303,213.29 US Dollars

P. Projected Total Opportunity Cost Level 1\$.00 US Dollars

Q. Total Environmental Opportunity Cost Level 1\$104,000.00 US Dollars

System Repair and Replacement Funding

Update Building System Item Funding

R. Funding Required (H*U)\$775,348.26 US Dollars

S. Funding Available\$.00 US Dollars

T. Funding Shortfall (R-S)\$775,348.26 US Dollars

U. Funding Percent Required2.5 percent

V. Funding Percent Available (S/R*100)0 percent

Building System Items

Add From TemplateAdd from Building System ClassInspection RequestRecalc Renewal DatesRemove

| Building System Items | | | | | | | | | | |
|--------------------------|-----------------------------|---|----------------------|-----------------------|-----------------|------------------|-----------------------------|-------------|--------------------------|--------|
| <input type="checkbox"/> | Building System Class | ! | Building System Code | Percent Building Cost | Life Expectancy | Replacement Cost | Next Planned Renewal Year 0 | FCI Level 1 | Opportunity Cost Level 1 | Status |
| | Contains | | Contains | Equals | Equals | Equals | | Equals | Equals | |
| <input type="checkbox"/> | B10 - Superstructure | | B10 | 16.4 percent | 50 Years | \$4,090,205.75 | 2018 | 0.9831 | \$4,021,020.00 | Active |
| <input type="checkbox"/> | B20 - Exterior Enclosure | | B20 | 17.4 percent | 35 Years | \$4,339,608.54 | 2002 | 0.0115 | \$50,000.00 | Active |
| <input type="checkbox"/> | B30 - Roofing | | B30 | 0.5 percent | 20 Years | \$124,701.39 | 2020 | 0.3541 | \$44,157.00 | Active |
| <input type="checkbox"/> | C10 - Interior Construction | | C10 | 5.69 percent | 25 Years | \$1,419,101.87 | 2025 | 0.0634 | \$90,000.00 | Active |
| <input type="checkbox"/> | C20 - Stairs | | C20 | 2.25 percent | 75 Years | \$561,156.28 | 2055 | 0 | \$0.00 | Active |



Building: Charlotte Watson Center

General

Contact Details

Graphic

Area Measurements

Contracts

(Optional): Assessment information for this building.

Units

Currency

US Dollars

Condition Details

A. In Service Date

07/01/1967

B. Life Expectancy (years)

50 Years

C. Remaining Life

D. Calculated End of Useful Life (A+(B*(C*.01)))

07/

Next Planned Renewal Year

2nd Planned Renewal Year

3rd Planned Renewal Year

Current Condition Index Summary

J. FCI Level 1 (N/H)

0.36

K. FCI Level 2 (O/H)

0.00

L. Projected System Condition Index (P/H)

M. Green Condition Index Level 1 (Q/H)

0.00

System Repair and Replacement Funding

R. Funding Required (H*U)

\$775,348.26

US Dollars

S. Funding Available

\$

0.00

US Dollars

T. Funding Shortfall (R-S)

\$775,348.26

US Dollars

Building System Items

Opportunities

FCI History

Inspection History

Inspection History

| | Task ID | Inspection Item ID | Building System Item | Name | Inspected By | Inspection Date | Status |
|--------------------------|----------|--------------------|-----------------------------|-----------------------------|--------------|-----------------|-----------|
| | Contains | Contains | Contains | Contains | Contains | Equals | Contains |
| <input type="checkbox"/> | 1000481 | 1000608 | C30- Interior Finishes | C30- Interior Finishes | | | Completed |
| <input type="checkbox"/> | 1000481 | 1000609 | D10 - Conveying | D10 - Conveying | | | Completed |
| <input type="checkbox"/> | 1000490 | 1000701 | C30- Interior Finishes | C30- Interior Finishes | | | Completed |
| <input type="checkbox"/> | 1000491 | 1000702 | D30 - HVAC | D30 - HVAC | | | Active |
| <input type="checkbox"/> | 1000492 | 1000703 | C10 - Interior Construction | C10 - Interior Construction | | | Active |

Building System Inspection Item: C30- Interior Finishes-1000608 - Google Chrome

Not secure ibm-demo.llama.io:8001/WebProcess.srv?objectId=750000&actionId=750011&propertyId=208133&projectId=1&specClassType=21119&specId=15139319&specTypeId=10007038&action=E...

Building System Inspection Item: C30- Interior Finishes-1000608

General

Notes & Documents

System

Workflow Instance

Associations

Audit Actions

Condition

Opportunities

Locations

Specification

Assets

Condition


Condition Assessment

| | | | |
|---|--|-----|--|
| 1. Observed Condition | 3-Fair Condition - Normal wear and tear - still fully Functional | 3 | 3-Fair Condition - Normal wear and tear - still fully Functional |
| 2. Importance | 3-Low Importance | 3 | 3-Low Importance |
| 3. Duty Cycle | 3-Normal Levels | 3 | |
| 4. Operating Environment | 2-Average Adverse environmental effects | 3 | 2-Average Adverse environmental effects |
| 5. Current Corrective Maintenance Level | 2-Medium levels of Corrective Maintenance | 2 | 2-Medium levels of Corrective Maintenance |
| 6. Current Preventive Maintenance Level | 2-Minor Preventive Maintenance | 2 | 2-Minor Preventive Maintenance |
| 7. Appropriate For Use | 2-Functionally Appropriate | 3 | 2-Functionally Appropriate |
| 8. Impact - Health and Safety | 1-Low Potential for serious Accident | 85 | 1-Low Potential for serious Accident |
| 9. Impact - Core Business | 1-Low Probability of Failure | 65 | 1-Low Probability of Failure |
| 10. Impact - Productivity | 1-Impacts 0 to 50 People | 45 | 1-Impacts 0 to 50 People |
| 11. Impact - Environment | 1-Low Probability | 25 | 1-Low Probability |
| 12. Impact - Image | 3-High Profile Area | 205 | 3-High Profile Area |
| 13. Impact - Other | | 0 | |
| Total Condition Rating | | 19 | (1+2+3+4+5+6+7) |
| Total Risk Impact | | 425 | (8+9+10+11+12+13) |

Save

More

x



Current Condition Index Summary

Create FCI History Record

| | | | | |
|---|--------|---|-----------------|------------|
| J. FCI Level 1 (N/H) | 0.3622 | N. Total Opportunity Cost Level 1 | \$11,233,344.29 | US Dollars |
| K. FCI Level 2 (O/H) | 0.0098 | O. Total Opportunity Cost Level 2 | \$303,213.29 | US Dollars |
| L. Projected System Condition Index (P/H) | 0 | P. Projected Total Opportunity Cost Level 1 | \$.00 | US Dollars |
| M. Green Condition Index Level 1 (Q/H) | 0.0034 | Q. Total Environmental Opportunity Cost Level 1 | \$104,000.00 | US Dollars |

System Repair and Replacement Funding

Update Building System Item Funding

| | | | | | |
|----------------------------|--------------|------------|--|-----|---------|
| R. Funding Required (H*U) | \$775,348.26 | US Dollars | U. Funding Percent Required | 2.5 | percent |
| S. Funding Available | \$.00 | US Dollars | V. Funding Percent Available (S/R*100) | 0 | percent |
| T. Funding Shortfall (R-S) | \$775,348.26 | US Dollars | | | |

Opportunities

Add | Defer | Funding Request

Opportunities - All (excludes Retired)

Apply Filters

Clear Filters

| | Building System Item | System Class | Priority | Opportunity Class | Repair Class | Estimated Repair Cost | Inspected By | Inspection Date | Status |
|-------------------------------------|-----------------------------------|-----------------------------|------------------------------------|----------------------------------|----------------|-----------------------|----------------------|-----------------|----------------------|
| | Contains | Contains | Contains | Contains | Contains | Equals | Contains | Equals | Contains |
| <input type="checkbox"/> | B10 - Superstructure | B10 - Superstructure | 2 - Will become critical in 1-2... | | | \$4,021,020.00 | | | Draft |
| <input type="checkbox"/> | B20 - Exterior Enclosure | B20 - Exterior Enclosure | 2 - Will become critical in 1-2... | Decay | Replace | \$50,000.00 | Arnold Bellegarrigue | 06/11/2014 | Draft |
| <input type="checkbox"/> | B30 Roofing | B30 - Roofing | 2 - Will become critical in 1-2... | Lifting or Cupping | Repair - Minor | \$44,157.00 | Abba Eban | 04/06/2014 | Revision In Progress |
| <input type="checkbox"/> | C10 Interiors - Partitions, Do... | C10 - Interior Construction | 2 - Will become critical in 1-2... | Building System Deficiency Class | Replace | \$90,000.00 | Abraham Acton | 06/11/2014 | Draft |
| <input type="checkbox"/> | C30 Interiors - Wall, Floor an... | C30- Interior Finishes | 1 - Critical failure is imminen... | Age | Replace | \$88,957.50 | Joel Adams | 06/11/2014 | Completed |
| <input type="checkbox"/> | C30 Interiors - Wall, Floor an... | C30- Interior Finishes | 2 - Will become critical in 1-2... | Age | Replace | \$108,000.00 | George Abelson | 06/11/2014 | Draft |
| <input type="checkbox"/> | C30 Interiors - Wall, Floor an... | C30- Interior Finishes | 2 - Will become critical in 1-2... | Age | Repair - Minor | \$62,434.50 | Abraham Acton | 06/11/2014 | Draft |
| <input type="checkbox"/> | C30 Interiors - Wall, Floor an... | C30- Interior Finishes | 3 - Will become critical in 3-4... | Age | Replace | \$55,213.29 | Takeo Addams | 06/11/2014 | Draft |
| <input type="checkbox"/> | C30- Interior Finishes | C30- Interior Finishes | 2 - Will become critical in 1-2... | Age | Replace | \$93,519.50 | Ben Working | 09/03/2017 | Active |
| <input type="checkbox"/> | C30- Interior Finishes | | 2 - Will become critical in 1-2... | | | \$2,000.00 | | | Draft |
| <input type="checkbox"/> | D10 Conveying | D10 - Conveying | 2 - Will become critical in 1-2... | Handicapped Hazards | Replace | \$225,000.00 | Joel Adams | 06/11/2014 | Draft |
| <input type="checkbox"/> | D10 Conveying | D10 - Conveying | 2 - Will become critical in 1-2... | Fading | Replace | \$180,000.00 | Edward Albey | 06/11/2014 | Draft |
| <input checked="" type="checkbox"/> | D30 - HVAC | D30 - HVAC | 1 - Critical failure is imminen... | Deterioration | Replace | \$54,000.00 | Bill Ding | 11/29/2019 | Revision In Progress |
| <input type="checkbox"/> | D30 - HVAC | | 2 - Will become critical in 1-2... | | | \$6,000,000.00 | | | Draft |



1 - 3 of 3 items

- Compare Opportunities

Remove

| | | | |
|--|--|--|--|
| | <div><div><div></div><div></div></div><div>Toilet Replacement - No Flush Toilets</div></div> | <div><div><div></div><div></div></div><div>HVAC Unit Replacement - DAL01</div></div> | <div><div><div></div><div></div></div><div>Exterior Facade - DAL01</div></div> |
| Name | Toilet Replacement - No Flush Toilets | HVAC Unit Replacement - DAL01 | Exterior Facade - DAL01 |
| Location Name | LV02-6720 Via Austi Parkway | DAL01-3000 Executive Parkway | DAL01-3000 Executive Parkway |
| Building System Class | D20 - Plumbing | D30 - HVAC | B20 - Exterior Enclosure |
| Estimated Annual Savings | \$2,627.00 US Dollars | \$25,000.00 US Dollars | \$25,000.00 US Dollars |
| Additional Annual Savings for Labor and Supplies | \$.00 US Dollars | \$.00 US Dollars | \$4,500.00 US Dollars |
| Rebates | \$6,000.00 US Dollars | \$6,000.00 US Dollars | \$.00 US Dollars |
| Annual Operating Expense Reduction | \$2,627.00 US Dollars | \$25,000.00 US Dollars | \$29,500.00 US Dollars |
| Improvement To Net Operating Income | \$2,627.00 US Dollars | \$25,000.00 US Dollars | \$29,500.00 US Dollars |
| Net Investment Cost | \$28,958.00 US Dollars | \$106,000.00 US Dollars | \$380,617.66 US Dollars |
| Net Investment Cost Per SF | \$.00 US Dollars | \$.99 US Dollars | \$3.55 US Dollars |
| Simple Payback Period | 11.0232 years | 4.24 years | 12.9023 years |
| Return On Investment | 9.07 percent | 23.58 percent | 7.75 percent |
| Net Present Value | \$-28,958.00 US Dollars | \$61,752.03 US Dollars | \$-215,375.45 US Dollars |
| Internal Rate of Return | 0 percent | 19.67 percent | -18.29 percent |
| Current Energy Star Rating | 0 | 0 | |
| Annual Energy Cost Savings | \$2,627.00 US Dollars | \$25,000.00 US Dollars | \$29,500.00 US Dollars |
| Annual Energy Cost Savings Per SF | \$.00 US Dollars | \$.23 US Dollars | \$.27 US Dollars |
| Estimated Carbon Footprint Reduction Amount | 0 US Tons CO2 | 0.015 US Tons CO2 | 0.0177 US Tons CO2 |
| Energy Reduction Percent | 0 percent | 0 percent | 0 percent |

Compare Opportunities - Chart

Open

Apply Done x



(Optional): Summary of the Budget and Commitments for the Program Funding.

General

Funding Type

Operating

A. Total Program Budget (Sum of Funding Sources)

\$40,300,000.00

US Dollars

B. Funds Allocated to Parent Sub-Programs

\$2,500,000.00

US Dollars

C. Funds Allocated to Parent Projects

\$2,500,000.00

US Dollars

D. Total Funds Allocated (B+C)

\$5,000,000.00

US Dollars

E. Funds Available (A-D)

\$35,300,000.00

US Dollars

F. Total Pending Funding Requests

\$410,000.00

US Dollars

G. Total Available with Pending Funding Requests (E-F)

\$34,890,000.00

US Dollars

Program Funding Summary

Show By

Fiscal Year

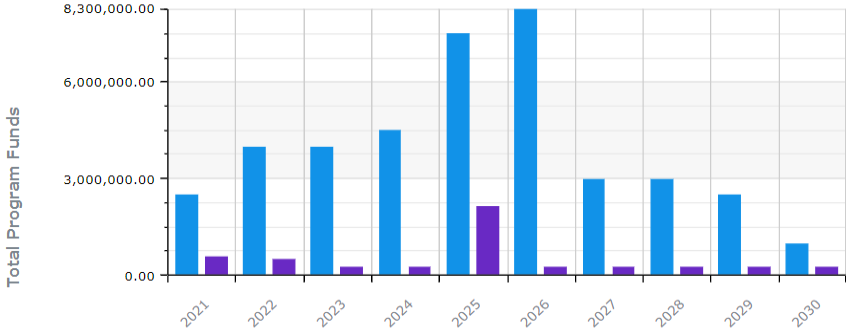
Restore Defaults

Save Settings

Apply Filters

Total Program Funds

Total Allocated



Fiscal Year

Program Funding

Remove

Add Funding

Transfer Funds

Apply Filters

Clear Filters

Refresh

Download

Print

Settings

| <input type="checkbox"/> | Fiscal Year | Funding Source | Original Funds from Program | Transfer Amount | Total Program Funds | Total Funds Allocated | Total Funds Available |
|--------------------------|-------------|-------------------------------------|-----------------------------|-----------------|---------------------|-----------------------|-----------------------|
| | Equals | Contains | | | | | |
| <input type="checkbox"/> | 2021 | Charlotte Campus Renovation Funding | \$2,500,000.00 | \$.00 | \$2,500,000.00 | \$600,000.00 | \$1,900,000.00 |
| <input type="checkbox"/> | 2022 | Charlotte Campus Renovation Funding | \$4,000,000.00 | \$.00 | \$4,000,000.00 | \$500,000.00 | \$3,500,000.00 |
| <input type="checkbox"/> | 2023 | Charlotte Campus Renovation Funding | \$4,000,000.00 | \$.00 | \$4,000,000.00 | \$250,000.00 | \$3,750,000.00 |
| <input type="checkbox"/> | 2024 | Charlotte Campus Renovation Funding | \$4,500,000.00 | \$.00 | \$4,500,000.00 | \$250,000.00 | \$4,250,000.00 |
| <input type="checkbox"/> | 2025 | Charlotte Campus Renovation Funding | \$6,800,000.00 | \$700,000.00 | \$7,500,000.00 | \$2,150,000.00 | \$5,350,000.00 |
| <input type="checkbox"/> | 2026 | Charlotte Campus Renovation Funding | \$9,000,000.00 | \$-700,000.00 | \$8,300,000.00 | \$250,000.00 | \$8,050,000.00 |
| <input type="checkbox"/> | 2027 | Charlotte Campus Renovation Funding | \$3,000,000.00 | \$.00 | \$3,000,000.00 | \$250,000.00 | \$2,750,000.00 |
| <input type="checkbox"/> | 2028 | Charlotte Campus Renovation Funding | \$3,000,000.00 | \$.00 | \$3,000,000.00 | \$250,000.00 | \$2,750,000.00 |
| <input type="checkbox"/> | 2029 | Charlotte Campus Renovation Funding | \$2,500,000.00 | \$.00 | \$2,500,000.00 | \$250,000.00 | \$2,250,000.00 |



Program: 1000087 - Charlotte Campus Renovation and Renewal Projects

General

Schedule

Financials

Contacts

Notifications

Notes & Documents

Bulk Create Projects

Issue

Save

Save & Close

More

x

| | | | | | | | |
|--------------------------|------|-------------------------------------|-----------------|---------------|-----------------|----------------|-----------------|
| <input type="checkbox"/> | 2025 | Charlotte Campus Renovation Funding | \$6,800,000.00 | \$700,000.00 | \$7,500,000.00 | \$2,150,000.00 | \$5,350,000.00 |
| <input type="checkbox"/> | 2026 | Charlotte Campus Renovation Funding | \$9,000,000.00 | \$-700,000.00 | \$8,300,000.00 | \$250,000.00 | \$8,050,000.00 |
| <input type="checkbox"/> | 2027 | Charlotte Campus Renovation Funding | \$3,000,000.00 | \$0.00 | \$3,000,000.00 | \$250,000.00 | \$2,750,000.00 |
| <input type="checkbox"/> | 2028 | Charlotte Campus Renovation Funding | \$3,000,000.00 | \$0.00 | \$3,000,000.00 | \$250,000.00 | \$2,750,000.00 |
| <input type="checkbox"/> | 2029 | Charlotte Campus Renovation Funding | \$2,500,000.00 | \$0.00 | \$2,500,000.00 | \$250,000.00 | \$2,250,000.00 |
| <input type="checkbox"/> | 2030 | Charlotte Campus Renovation Funding | \$1,000,000.00 | \$0.00 | \$1,000,000.00 | \$250,000.00 | \$750,000.00 |
| | | | \$40,300,000.00 | \$0.00 | \$40,300,000.00 | \$5,000,000.00 | \$35,300,000.00 |

1 - 10 of 10 items

Program Working Forecast Summary

[Restore Defaults](#) | [Save Settings](#) | [Apply Filters](#)

Show By

Fiscal Period

Capital Project

The chart displays the 'Monthly Funding Balance' as a purple line with diamond markers. The y-axis represents 'Funds Available' from 0.00 to 9,000,000.00. The x-axis represents 'Fiscal Period' from 2021-01 to 2030-07. The funding starts at approximately 2.2M in 2021, increases to 4.2M in 2022, 5.2M in 2024, and peaks at 9.0M in 2026. It then drops to 3.0M in 2027 and continues to decline to about 1.0M by 2030.

| Fiscal Period | Funds Available |
|---------------|-----------------|
| 2021-01 | 2,200,000.00 |
| 2021-07 | 2,200,000.00 |
| 2022-01 | 4,200,000.00 |
| 2022-07 | 4,200,000.00 |
| 2023-01 | 4,200,000.00 |
| 2023-07 | 4,200,000.00 |
| 2024-01 | 5,200,000.00 |
| 2024-07 | 5,200,000.00 |
| 2025-01 | 5,200,000.00 |
| 2025-07 | 5,200,000.00 |
| 2026-01 | 9,000,000.00 |
| 2026-07 | 9,000,000.00 |
| 2027-01 | 3,000,000.00 |
| 2027-07 | 3,000,000.00 |
| 2028-01 | 3,000,000.00 |
| 2028-07 | 3,000,000.00 |
| 2029-01 | 2,500,000.00 |
| 2029-07 | 2,500,000.00 |
| 2030-01 | 1,000,000.00 |
| 2030-07 | 1,000,000.00 |

Update Monthly Balance

Bulk Create Projects

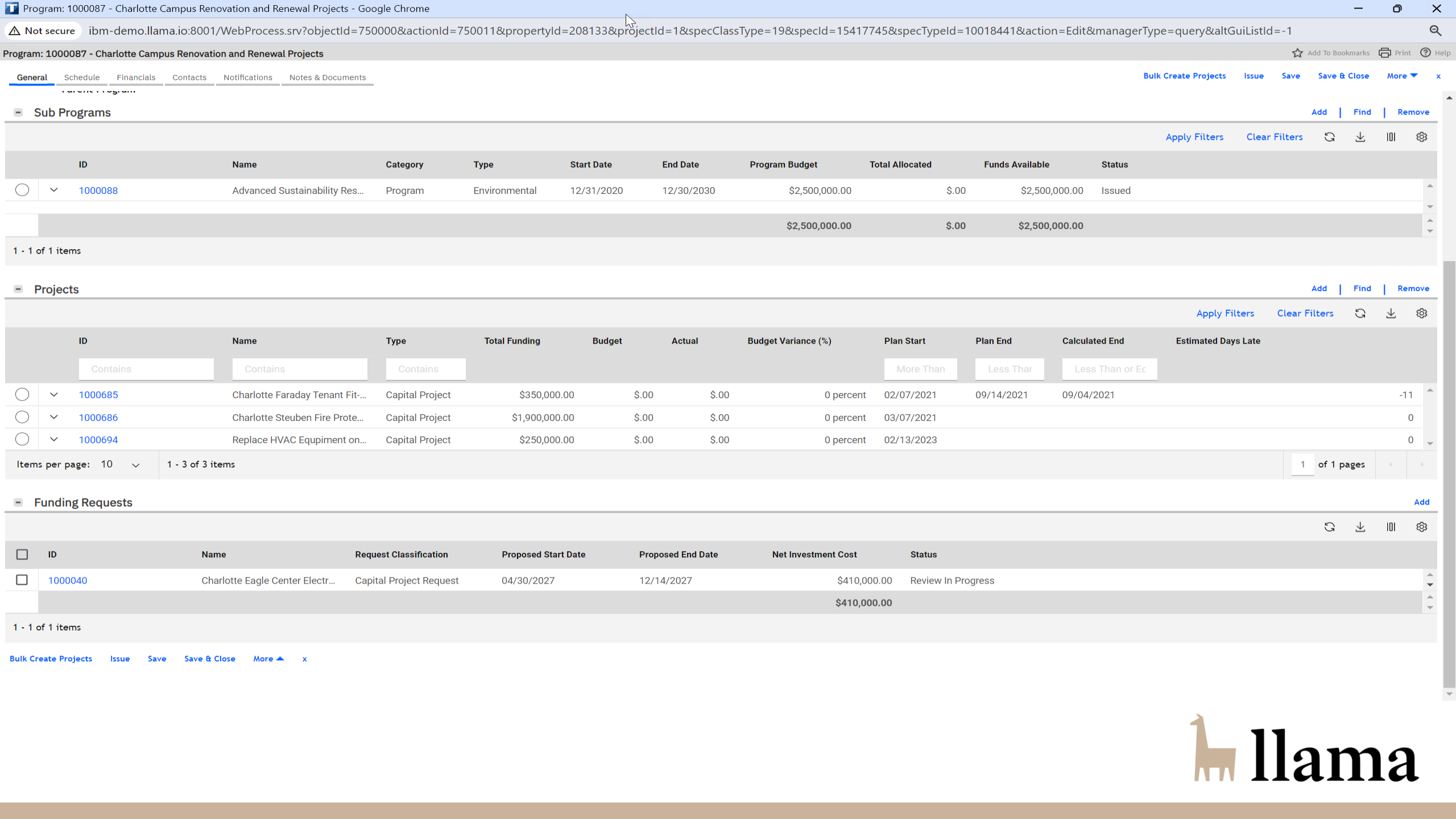
Issue

Save

Save & Close

More

x






Sub Programs

| ID | Name | Category | Type | Start Date | End Date | Program Budget | Total Allocated | Funds Available | Status |
|---------|--------------------------------|----------|---------------|------------|------------|----------------|-----------------|-----------------|--------|
| 1000088 | Advanced Sustainability Res... | Program | Environmental | 12/31/2020 | 12/30/2030 | \$2,500,000.00 | \$0.00 | \$2,500,000.00 | Issued |
| | | | | | | \$2,500,000.00 | \$0.00 | \$2,500,000.00 | |

1 - 1 of 1 items

Projects

| | | | | | | | | | | | Apply Filters | Clear Filters |  |  |  |
|-------------|--------------|-------------------------|---------------------------------|---------------------|----------------|--------|--------|---------------------|----------------------|----------------------|----------------------------------|-------------------------------|---|---|---|
| | | ID | Name | Type | Total Funding | Budget | Actual | Budget Variance (%) | Plan Start | Plan End | Calculated End | Estimated Days Late | | | |
| | | <div>Contains</div> | <div>Contains</div> | <div>Contains</div> | | | | | <div>More Than</div> | <div>Less Than</div> | <div>Less Than or Equal To</div> | | | | |
| <div></div> | <div>▼</div> | 1000685 | Charlotte Faraday Tenant Fit... | Capital Project | \$350,000.00 | \$0.00 | \$0.00 | 0 percent | 02/07/2021 | 09/14/2021 | 09/04/2021 | -11 | | | |
| <div></div> | <div>▼</div> | 1000686 | Charlotte Steuben Fire Prote... | Capital Project | \$1,900,000.00 | \$0.00 | \$0.00 | 0 percent | 03/07/2021 | | | 0 | | | |
| <div></div> | <div>▼</div> | 1000694 | Replace HVAC Equipment on... | Capital Project | \$250,000.00 | \$0.00 | \$0.00 | 0 percent | 02/13/2023 | | | 0 | | | |

Items per page: 10 1 - 3 of 3 items 1 of 1 pages

Funding Requests

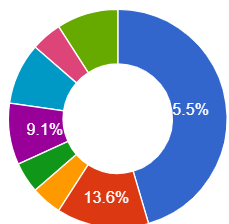
| ID | Name | Request Classification | Proposed Start Date | Proposed End Date | Net Investment Cost | Status |
|---------|----------------------------------|-------------------------|---------------------|-------------------|---------------------|--------------------|
| 1000040 | Charlotte Eagle Center Electr... | Capital Project Request | 04/30/2027 | 12/14/2027 | \$410,000.00 | Review In Progress |
| | | | | | \$410,000.00 | |

1 - 1 of 1 items



 Open In New Window
 Add to Bookmarks
 My Bookmarks

My ☐ All ☒ MP 30









| Project Type | Number of Projects |
|------------------|--------------------|
| Advisory Service | 1 |
| Education | 1 |
| New Construction | 13 |
| Renovation | 6 |
| Research | 1 |
| Management | 0 |

| Frequency | Percentage |
|-----------|------------|
| Daily | 40.9% |
| Weekly | 13.6% |
| Monthly | 13.6% |
| Other | 18.2% |



☰ In Progress **20**
☑ Completed
 📅 Schedule Task Due in 15 days

 Search By Project(s) ID, Project Name and Location

| ID | Name | Location | City | Project Phase | Country | Planned Start | Planned End | Status | |
|---------|--|---|--------------|-----------------------|---------------|---------------|-------------|----------------------|---|
| 1000575 | ATL01 - Cooling Tower Replacement | Atlanta Office | Atlanta | Planning | United States | 09/29/2020 | 01/28/2021 | Revision In Progress |  |
| 1000576 | DAL02 - 3000 Executive Parkway - Relamping | Einstein Building | Dallas | Project Close Out | United States | 09/07/2019 | 07/24/2020 | Revision In Progress |  |
| 1000577 | ORD06 - HVAC Re-Commissioning | Chicago Plaza | Dallas | Construction Complete | United States | 08/14/2019 | 11/30/2019 | Revision In Progress |  |
| 1000586 | CLT001 - Renovation Project | Charlotte Watson Center | Charlotte | Construction | United States | 06/10/2020 | 07/31/2021 | Revision In Progress |  |
| 1000593 | PHL08 - 203 N 34th St - Store Build Out | Store 1005 - N 34th St, Philadelphia PA | Philadelphia | Construction Complete | United States | 09/19/2020 | 04/28/2021 | Revision In Progress |  |
| 1000652 | Relamping Projects | Charlotte Watson Center | Las Vegas | Construction Complete | | 02/29/2016 | | Draft |  |



IBM TRIRIGA

Home /

Recent Project: 1000593-PHL08 - 203 N 34th St - Store Build Out

Select Project

Projects Hub

Open In New Window

Add to Bookmarks

My Bookmarks

IBM TRIRIGA Capital Projects Hub

MyAllMP30

Fund Allocation

Project Budget 3

Search Project Budget(s) by Type, Name & Status

| ID | Type | Name | Amount |
|---------|-------------------------|--|-------------|
| 1000037 | Fund Transfer | reorganize funding | \$.00 |
| 1000000 | Project Budget Change | Addition of Cooling Tower Emmissions Package | \$27,000.00 |
| 1000349 | Project Original Budget | Atlanta Office Cooling Tower Replacement | \$67,400.00 |

Project Original Budget Details

IssueSaveRetire

ID1000349

StatusRevision In Progress

*Date10/08/2009

CurrencyUS Dollars

*NameAtlanta Office Cooling Tower Replacement

Total Budget Cost\$67,400.00

40/700

Items 33

| ID | Name | Labor Cost | Material Cost | Total Cost |
|---------|----------------------------------|------------|---------------|-------------|
| 1001289 | Site Construction | \$.00 | \$.00 | \$15,000.00 |
| 1001290 | Basic Site Materials and Methods | \$.00 | \$.00 | \$.00 |
| 1001291 | Site Remediation | \$.00 | \$.00 | \$.00 |
| 1001292 | Site Remediation | \$.00 | \$.00 | \$.00 |



Impact of Funding Scenarios

What-if analysis enables evaluation of various funding scenarios and their impact on facility condition

| Funding Analysis Summary | | | | | | | | | | | |
|--------------------------------|-------------------|-------------------------|---------------------------------------|--------|-------------------------|-------|-----------------------|--------|----------------|-------|------|
| Year | Component Renewal | Replacement Value (CRV) | Replacement / Backlog / Deterioration | | | | | | FCI Thresholds | | |
| | | | Option 1 (Minimal Funding) | | Option 2 (Maintain FCI) | | Option 3 (Reduce FCI) | | Good | Fair | Poor |
| | | | Funding | FCI | Funding | FCI | Funding | FCI | | | |
| 2010 | \$0.00 | \$8,976,655.00 | \$0.00 | 0.062 | \$0.00 | 0.062 | \$0.00 | 0.062 | 0.050 | 0.100 | >.1 |
| 2011 | \$4,060,959.41 | \$9,398,557.79 | \$112,782.69 | 0.4833 | \$4,072,614.98 | 0.062 | \$4,112,095.74 | 0.0578 | 0.050 | 0.100 | >.1 |
| 2012 | \$0.00 | \$9,840,290.00 | \$118,083.48 | 0.481 | \$12,203.39 | 0.062 | \$85,782.09 | 0.0502 | 0.050 | 0.100 | >.1 |
| 2013 | \$0.00 | \$10,302,783.63 | \$123,633.40 | 0.4786 | \$12,776.94 | 0.062 | \$103,836.29 | 0.0412 | 0.050 | 0.100 | >.1 |
| 2014 | \$0.00 | \$10,787,014.46 | \$129,444.17 | 0.4762 | \$13,377.46 | 0.062 | \$100,233.95 | 0.0327 | 0.050 | 0.100 | >.1 |
| 2015 | \$0.00 | \$11,294,004.14 | \$135,528.05 | 0.4737 | \$14,006.20 | 0.062 | \$79,120.77 | 0.0264 | 0.050 | 0.100 | >.1 |
| 2016 | \$18,770,832.97 | \$11,824,822.34 | \$141,897.87 | 2.0586 | \$18,785,497.47 | 0.062 | \$18,822,128.19 | 0.0225 | 0.050 | 0.100 | >.1 |
| 2017 | \$0.00 | \$12,380,588.99 | \$148,567.07 | 2.0878 | \$15,353.72 | 0.062 | \$27,599.19 | 0.0208 | 0.050 | 0.100 | >.1 |
| 2018 | \$0.00 | \$12,962,476.67 | \$155,549.72 | 2.1175 | \$16,075.35 | 0.062 | \$13,286.37 | 0.0202 | 0.050 | 0.100 | >.1 |
| 2019 | \$0.00 | \$13,571,713.07 | \$162,860.56 | 2.1479 | \$16,830.89 | 0.062 | \$7,332.00 | 0.02 | 0.050 | 0.100 | >.1 |
| 2020 | \$0.00 | \$14,209,583.59 | \$170,515.00 | 2.1788 | \$17,621.94 | 0.062 | \$5,904.77 | 0.02 | 0.050 | 0.100 | >.1 |
| 2021 | \$6,428,290.07 | \$14,877,434.01 | \$178,529.21 | 2.6425 | \$6,446,740.24 | 0.062 | \$6,434,241.04 | 0.02 | 0.050 | 0.100 | >.1 |
| 2022 | \$0.00 | \$15,576,673.41 | \$186,920.08 | 2.6833 | \$19,317.33 | 0.062 | \$6,230.67 | 0.02 | 0.050 | 0.100 | >.1 |
| 2023 | \$0.00 | \$16,308,777.06 | \$195,705.32 | 2.725 | \$20,225.25 | 0.062 | \$6,523.51 | 0.02 | 0.050 | 0.100 | >.1 |
| 2024 | \$0.00 | \$17,075,289.59 | \$204,903.48 | 2.7675 | \$21,175.83 | 0.062 | \$6,830.12 | 0.02 | 0.050 | 0.100 | >.1 |
| 2025 | \$0.00 | \$17,877,828.20 | \$214,533.94 | 2.8109 | \$22,171.10 | 0.062 | \$7,151.13 | 0.02 | 0.050 | 0.100 | >.1 |
| TOTAL Funding | | | \$2,379,454.04 | | \$29,505,988.10 | | \$29,818,295.83 | | | | |
| TOTAL Change in Facility Value | | | \$-40,794,265.74 | | \$8,349,235.95 | | \$9,100,234.29 | | | | |
| Return on Investment (%) | | | -1814.4381 | | -71.7032 | | -69.481 | | | | |

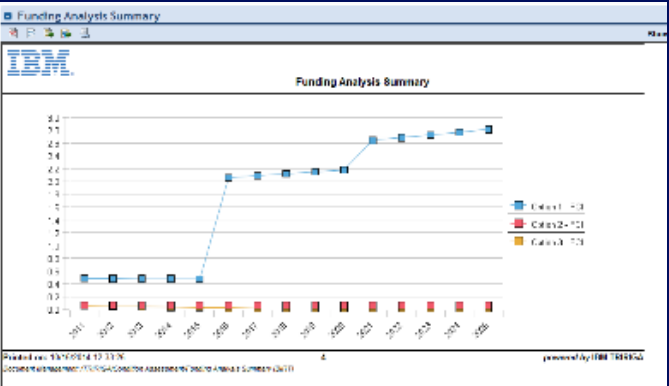
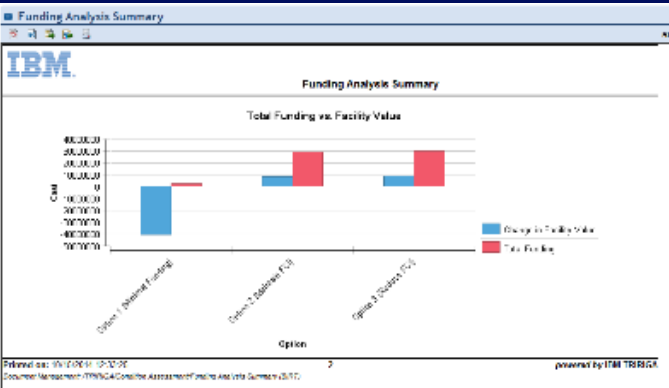
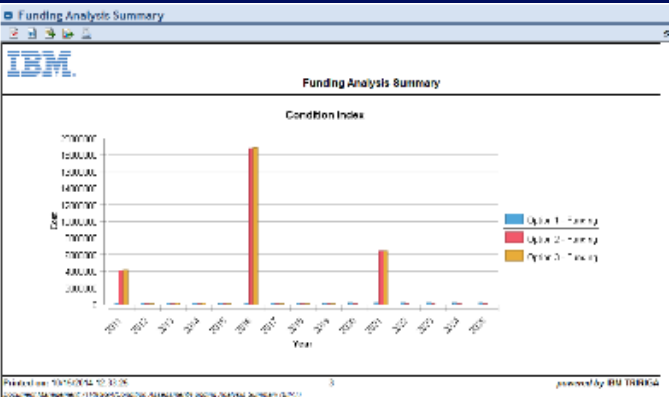
Return on Investment % = ((Total Change in Facility Value-Total Funding)/Total Funding)*100

Printed on: 10/15/2014 12:33:25

Document Management: /TRIRIGA/Condition Assessment/Funding Analysis Summary (BIRT)

1

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MREF UI Components and Configuration Tools

Navigation

*Primary Menu Information
Architecture*

Navigation Builder

Forms

*More details drill down,
create data, update data*

Form Builder

Dashboard


*Graphs, reports, reminders,
quick links*

Portal Builder

Perceptive Apps

*Enhanced user interaction
views using web
components/frameworks*

UX Framework

IBM TRIRIGA Facilities Condition Assessment by 

OFFLINE STATUS [SIGN OUT](#)


1000510

DEFAULT - Condition Assessment Work Task Template-Condition Inspection - Task

Hold

Complete

Type: Planned | Status: Active | Priority: Medium

 Primary location
Landmark Center


Classification
Facilities
Condition Inspection - Task

Description
FCA Task

Planned start
05/18/2023, 10:32:35

Planned end
05/19/2023, 10:32:35

Total work duration
—

 Start timer

Requests 0

Inspection Items 1

Locations 1

Opportunities 0

Assets 1

Procedures 0

1000002

Landmark Center

HEATING, VENTILATION, AND AIR CONDITIONING (HVAC)

| | | | | |
|--|-----|-------------|----|-------------|
| Current Estimated Quantity | 100 | square-feet | 51 | square-feet |
| Current Estimated Life Remaining | 100 | percent | 1 | percent |
| Current Estimated Deterioration Factor | 100 | percent | 21 | percent |

1. Observed Condition

2. Importance

3. Duty Cycle

4. Operating Environment

5. Current Corrective Maintenance Level

6. Current Preventive Maintenance Level

7. Appropriate For Use

8. Impact - Health and Safety

9. Impact - Core Business

10. Impact - Productivity

1-Excellent Condition - New or like New

1-High Importance

1-Little or no wear and/or usage

1-Clean Environment with little to no adverse effects

1-High levels of Corrective Maintenance


1-No Preventive Maintenance

1-Completely Appropriate

1-Low Potential for serious Accident

1-Low Probability of Failure

1-Impacts 0 to 50 People

IBM TRIRIGA Facilities Condition Assessment by 

OFFLINE STATUS [SIGN OUT](#)

FCA Task

Planned start
05/18/2023, 10:32:35

Planned end
05/19/2023, 10:32:35

Requests 0

Inspection Items 1

Locations 1

Opportunities 0

Assets 1

Procedures 0

Assigned People 1

Comments and Photos 0

Start timer

Add Opportunity

Missing Insulation

Description

Building System Item

Priority

Quantity
1

unit
square-feet

Estimated Repair Cost Per Unit
\$ 0.00

USD

Total Estimated Repair Cost
\$ 0.00

USD

Cancel

Done

Last updated: 07/20/2023 07:47:29





let's do
this!