Executive Summary: Facility Condition Assessment

Scope

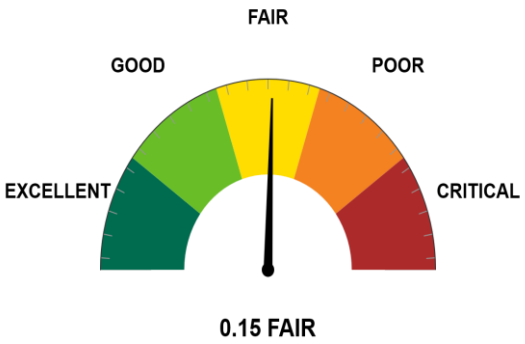
This assessment reviews the major building systems at Bradley Creek Elementary School. The review includes the site, building exterior, interior finishes, mechanical systems, plumbing, electrical systems, and low-voltage systems. The goal is to identify major deficiencies and estimate the capital funding needed for repairs or replacement over the near term and long term.

Facility Condition Index

The Facility Condition Index, or FCI, helps show the level of investment needed to keep a building functioning properly. The Extended Facility Condition Index, or EFCI, includes both current deferred maintenance and future capital needs. In this section, DM means deferred maintenance, FC means future capital, and CRV means current replacement value.

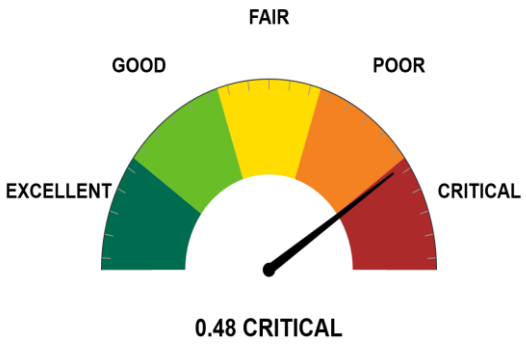
Key takeaway: The building has an FCI of 0.1543, which is rated fair. The EFCI is 0.4757, which is rated critical because it includes both deferred maintenance and future capital needs.

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$4,594,870\ (DM)}{\$29,775,350\ (CRV)} = 0.1543\ (Fair)$	$EFCI = \frac{\$14,163,575\ (DM + FC)}{\$29,775,350\ (CRV)} = 0.4757\ (Critical)$



0.15 FAIR

Current condition: Bradley Creek Elementary's current FCI is 0.1543, which places the school in the Fair range based on identified deferred maintenance needs.



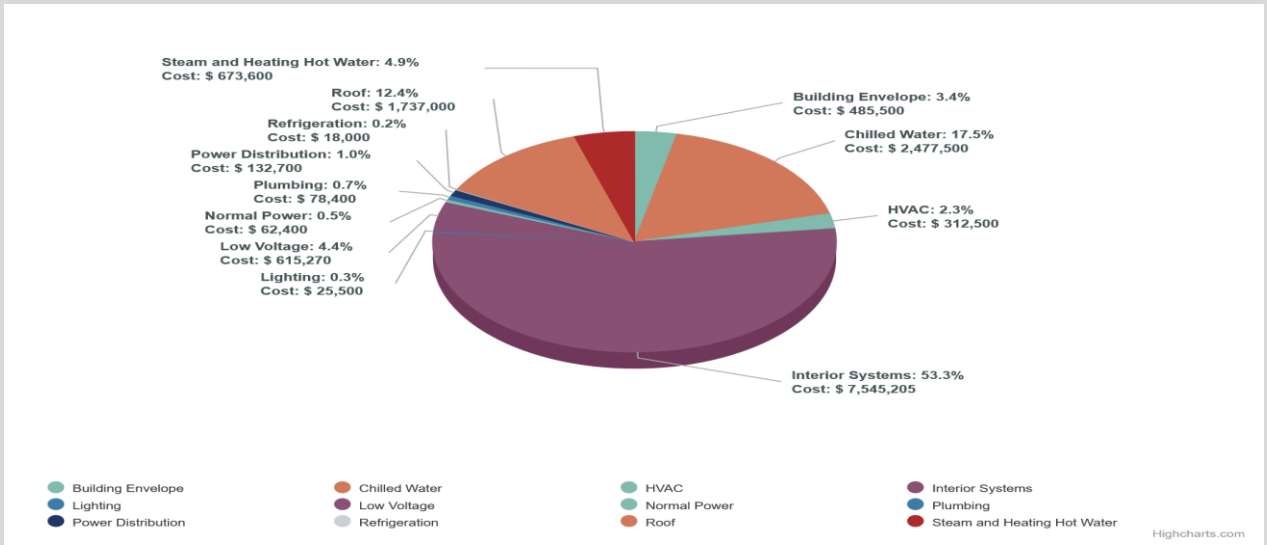
0.48 CRITICAL

Long-term outlook: Bradley Creek Elementary's extended FCI is 0.4757, which is rated Critical when both deferred maintenance and future capital needs are included.

Capital Spending Plan by System

The capital spending plan identifies an estimated total need of $14.16 million. This amount includes deferred maintenance and future capital work across major building systems.

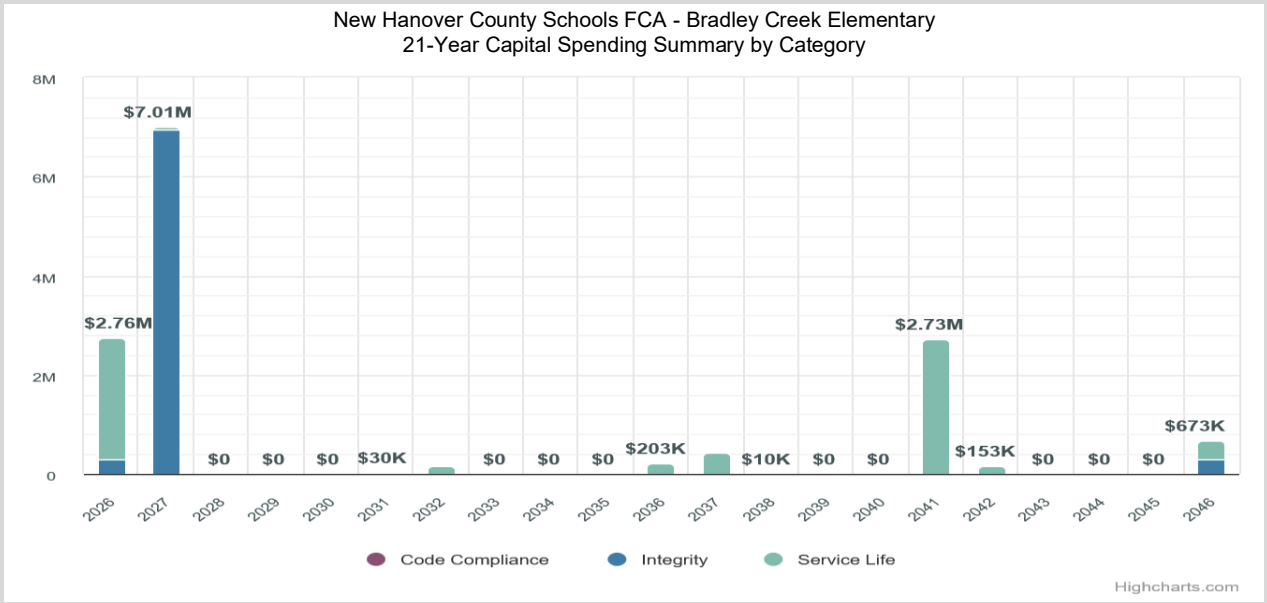
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TOTAL = $14.16M

Capital Spending Plan by Year and Category

The capital spending plan shows the estimated financial need over time. Each category represents a different type of investment needed to maintain or improve the facility.



TOTAL = $14.16M			
Code Compliance:	$9.60K-0.1%	Integrity:	$7.51M-53.0%
Service Life:	$6.64M-46.9%		

Category summary: Integrity-related work represents the largest share of the plan at $7.51 million, or 53.0%. Service-life work represents $6.64 million, or 46.9%. Code-compliance work represents $9,600, or 0.1%.

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Top 5 Architectural Recommendations

The following table lists the five highest-priority architectural recommendations by construction cost.

Id	Recommendation	Year(s)	Construction Cost
304B-A-002	Refurbish interior finishes	2027	$3,652,000
304A-A-007	Refurbish interior finishes	2027	$1,936,125
304B-A-003	Replace BUR hybrid roofing sector B	2041	$993,000
304C-A-004	Refurbish interior finishes	2027	$855,000
304A-A-001	Replace casework	2026, 2046	$575,000
SUBTOTAL			**$8,011,125**

Top 5 Electrical Recommendations

The following table lists the five highest-priority electrical recommendations by construction cost.

Id	Recommendation	Year(s)	Construction Cost
304A-E-009	Replace fire alarm control panel & alarm devices	2026, 2036	$309,270
304A-E-006	Replace fire alarm control panel	2032, 2042	$306,000
304A-E-002	Replace Square D switchboard DP	2026	$52,000
304A-E-003	Replace Square D transformer T-2	2026	$30,000
304A-E-010	Replace emergency exit lighting	2026, 2046	$25,500
SUBTOTAL			**$722,770**

Top 5 Mechanical Recommendations

The following table lists the five highest-priority mechanical recommendations by construction cost.

Id	Recommendation	Year(s)	Construction Cost
304A-M-015	Replace Baltimore cooling tower CT-2	2026, 2041	$880,000
304A-M-013	Replace Baltimore cooling tower CT-1	2026, 2041	$880,000
304A-M-011	Replace Marley cooling tower CCC-3	2026	$700,000
304A-M-019	Replace AERCO hot water boiler B-2	2026, 2046	$336,800
304A-M-016	Replace AERCO hot water boiler B-1	2026, 2046	$336,800
SUBTOTAL			**$3,133,600**

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