Executive Summary: Facility Condition Assessment

Scope

This assessment reviews the major building systems at Carolina Beach Elementary. 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 0.0748, which is rated good. The EFCI is 0.3659, which is rated poor because it includes both deferred maintenance and future capital needs.

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$1{,}787{,}166\ (DM)}{\$23{,}887{,}050\ (CRV)} = 0.0748\ (Good)$	$EFCI = \frac{\$8{,}740{,}291\ (DM + FC)}{\$23{,}887{,}050\ (CRV)} = 0.3659\ (Poor)$



Current condition: Carolina Beach Elementary's current FCI is 0.0748, which places the school in the Good range based on identified deferred maintenance needs.

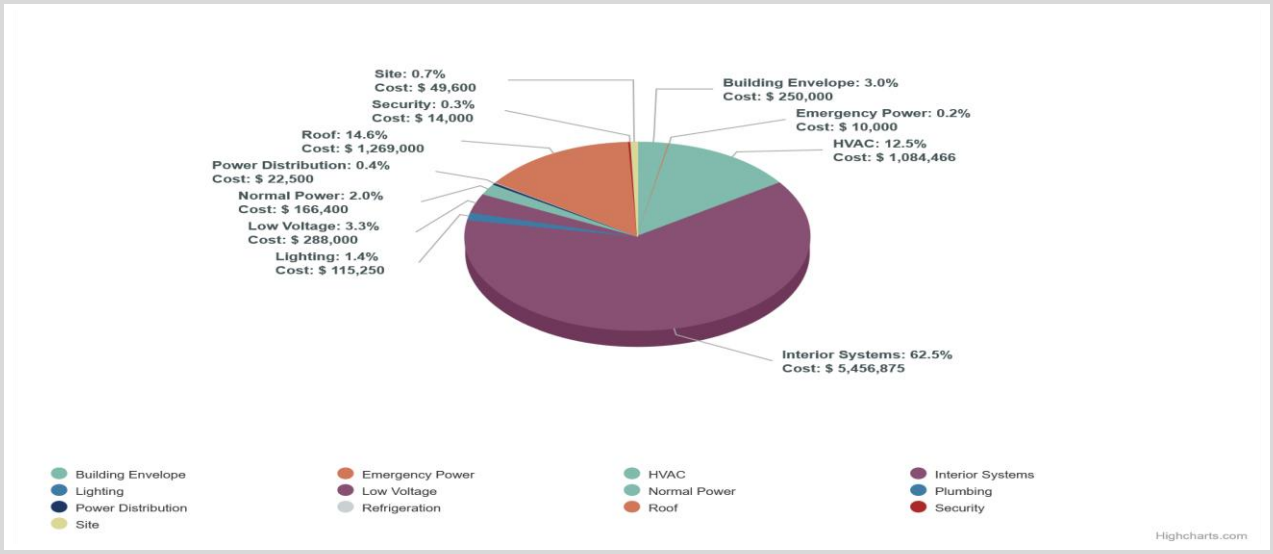


Long-term outlook: Carolina Beach Elementary's extended FCI is 0.3659, which is rated Poor when both deferred maintenance and future capital needs are included.

Capital Spending Plan by System

The capital spending plan identifies an estimated total need of $8.74 million. This amount includes deferred maintenance and future capital work across major building systems.

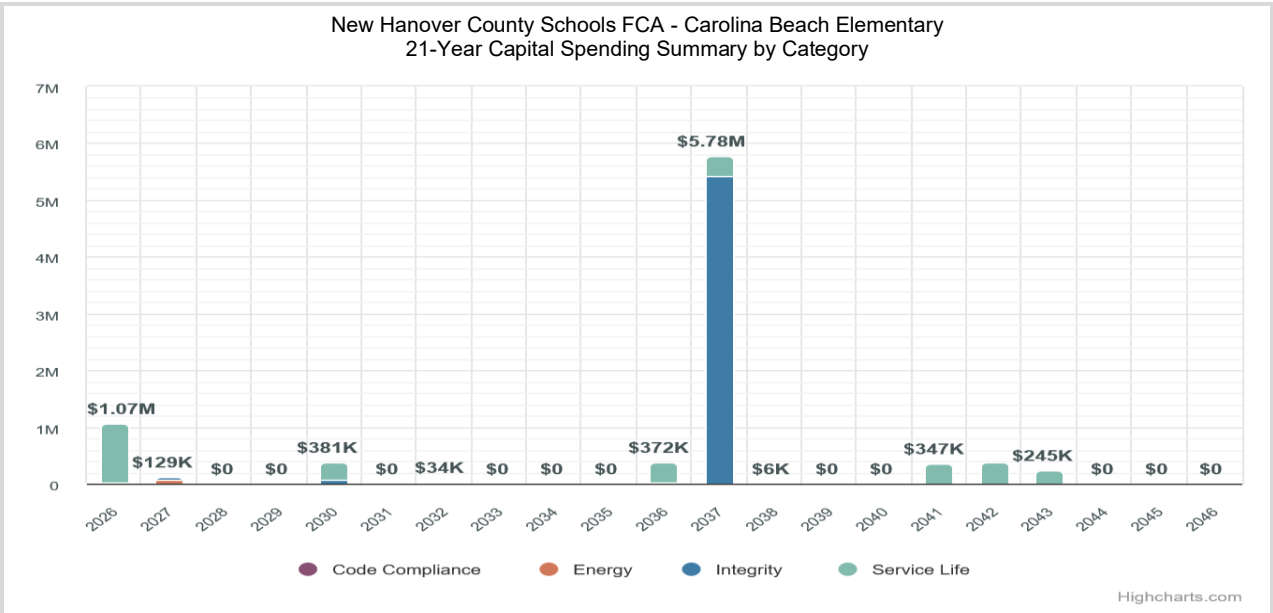
©2026 CBRE | TURNER & TOWNSEND PJM US LLC



TOTAL = $8.74M

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 = $8.74M

Code Compliance:	$8K-0.1%	Energy:	$75K-0.9%
Integrity:	$5.57M-63.7%	Service Life:	$3.09M-35.4%

Category summary: Integrity-related work represents $5.57 million, or 63.7%. Service-life work represents $3.09 million, or 35.4%. Energy-related work represents $75,000, or 0.9%. Code compliance-related work represents $8,000, or 0.1%.

©2026 CBRE | TURNER & TOWNSEND PJM US LLC

Top 5 Architectural Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
308-A-017	Refurbish interior finishes	2037	$5,428,875
308-A-024	Replace BUR-asphalt roofing sector A13	2030	$313,000
308-A-002	Replace exterior metal-framed window assembly	2026	$250,000
308-A-033	Replace BUR hybrid roofing sector A12	2043	$245,000
308-A-026	Replace mod-bit (SBS) roofing sector A15	2037	$200,000
SUBTOTAL			**$6,436,875**

Top 5 Electrical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
308-E-009	Replace fire alarm control panel & devices	2026, 2036	$258,000
308-E-007	Replace main switchboard section (2 of 2)	2042	$83,200
308-E-013	Replace main switchboard section (1 of 2)	2042	$83,200
308-E-016	Replace ceiling-mounted illuminated exit signs	2027	$64,500
308-E-006	Replace lighting control panel	2026, 2041	$40,000
SUBTOTAL			**$528,900**

Top 5 Mechanical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
308-M-029	Replace & upgrade building automation system	2026, 2036	$456,026
308-M-002	Replace packaged air conditioning unit RTU-31	2026, 2041	$33,750
308-M-041	Replace CaptiveAire kitchen exhaust hood & associated components	2032	$33,500
308-M-016	Replace kitchen make-up air unit	2026, 2041	$25,690
308-M-028	Replace packaged air conditioning unit RTU-4	2026, 2041	$18,000
SUBTOTAL			**$566,966**

©2026 CBRE | TURNER & TOWNSEND PJM US LLC