Executive Summary: Facility Condition Assessment

Scope

This assessment reviews the major building systems at Castle Hayne 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 0.0165, which is rated excellent. The EFCI is 0.3031, which is rated poor because it includes both deferred maintenance and future capital needs.

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$762,806\ (DM)}{\$46,212,650\ (CRV)} = 0.0165$ (Excellent)	$EFCI = \frac{\$14,004,981\ (DM + FC)}{\$46,212,650\ (CRV)} = 0.3031$ (Poor)



0.02 EXCELLENT



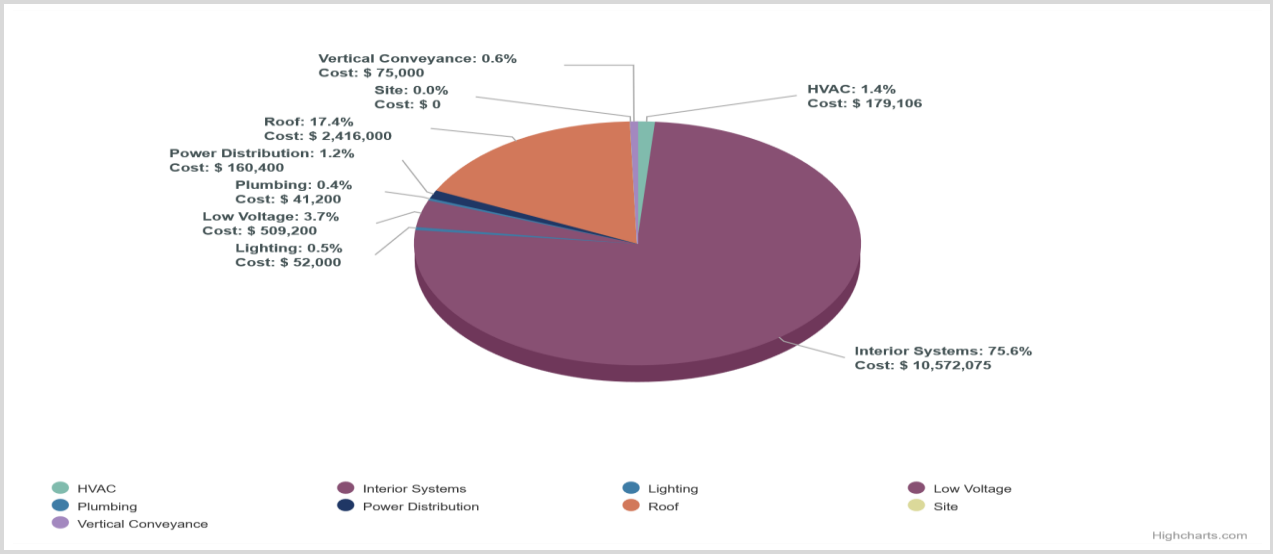
0.30 POOR

Current condition: Castle Hayne Elementary's current FCI is 0.0165, which places the school in the Excellent range based on identified deferred maintenance needs.	**Long-term outlook:** Castle Hayne Elementary's extended FCI is 0.3031, 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 $14.00 million. This amount includes deferred maintenance and future capital work across major building systems.

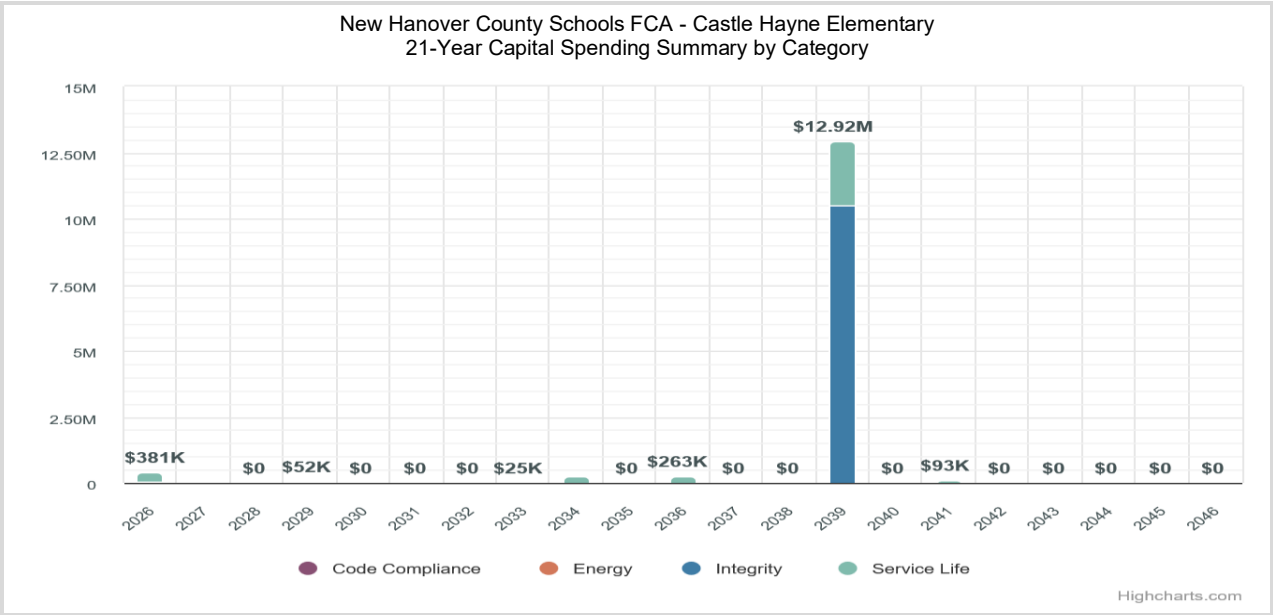
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TOTAL = $14.00M

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 = $14.00M

Code Compliance:	$38K-0.3%	Energy:	$52K-0.4%
Integrity:	$10.55M-75.4%	Service Life:	$3.36M-24.0%

Category summary: Integrity-related work represents $10.55 million, or 75.4%. Service-life work represents $3.36 million, or 24.0%. Energy-related work represents $52,000, or 0.4%. Code compliance-related work represents $38,000, or 0.3%.

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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
309-A-006	Refurbish interior finishes	2039	$10,502,875
309-A-015	Replace metal roof panels roofing sector C2	2039	$965,000
309-A-007	Replace BUR hybrid roofing sector A1	2039	$437,000
309-A-014	Replace metal roof panels roofing sector C1	2039	$320,000
309-A-010	Replace BUR hybrid roofing sector B	2039	$309,000
SUBTOTAL			**$12,533,875**

Top 5 Electrical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
309-E-017	Replace fire alarm control panel & battery cabinet & devices	2026, 2036	$504,000
309-E-029	Modernize passenger elevator machinery & controls	2034	$40,000
309-E-004	Modernize elevator machinery & control panel	2034	$35,000
309-E-027	Replace exit lighting	2029	$21,000
309-E-028	Replace emergency lighting fixtures	2029	$21,000
SUBTOTAL			**$621,000**

Top 5 Mechanical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
309-M-012	Replace air handling unit AHU-3	2034	$33,000
309-M-013	Replace air handling unit AHU-2	2034	$31,000
309-M-011	Replace air handling unit AHU-1	2034	$24,000
309-M-009	Replace heat recovery unit HRU-1	2034	$22,500
309-M-010	Replace 100-gallon domestic water heater	2026, 2036	$22,000
SUBTOTAL			**$132,500**

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