Executive Summary: Facility Condition Assessment

Scope

This assessment reviews the major building systems at Charles P Murray Middle. 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 0.0046, which is rated excellent. The EFCI is 0.2415, which is rated poor because it includes both deferred maintenance and future capital needs.

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$352,840\ (DM)}{\$77,266,800\ (CRV)} = 0.0046$ (Excellent)	$EFCI = \frac{\$18,662,702\ (DM + FC)}{\$77,266,800\ (CRV)} = 0.2415$ (Poor)



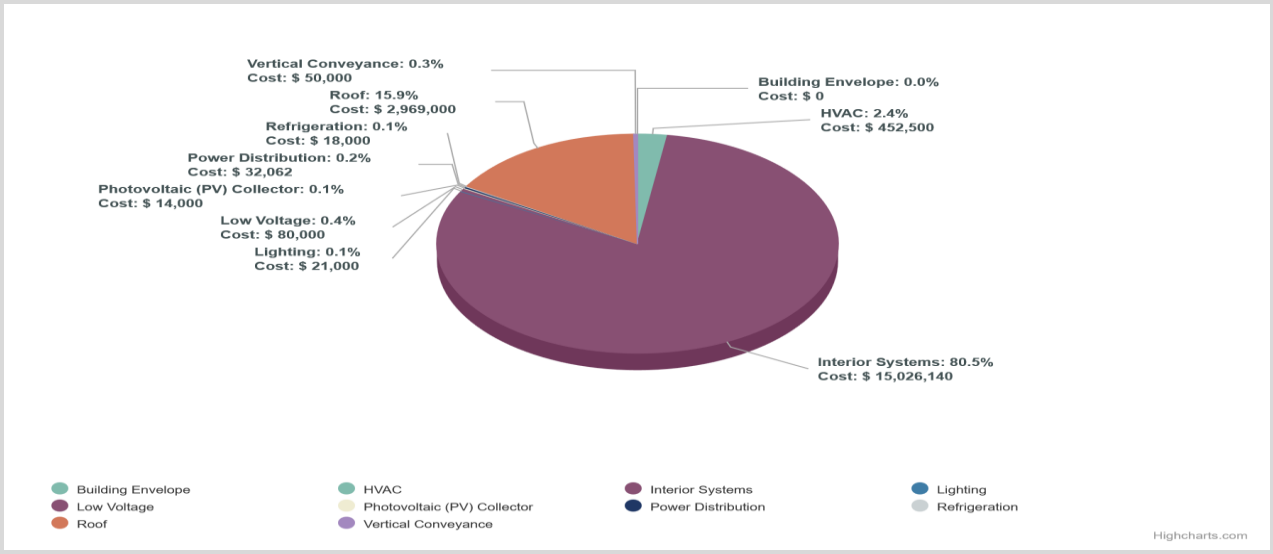


Current condition: Charles P Murray Middle's current FCI is 0.0046, which places the school in the Excellent range based on identified deferred maintenance needs.	**Long-term outlook:** Charles P Murray Middle's extended FCI is 0.2415, which is rated Poor when both deferred maintenance and future capital needs are included.

Capital Spending Plan by System

The capital spending plan identifies an estimated total need of $18.66 million. This amount includes deferred maintenance and future capital work across major building systems.

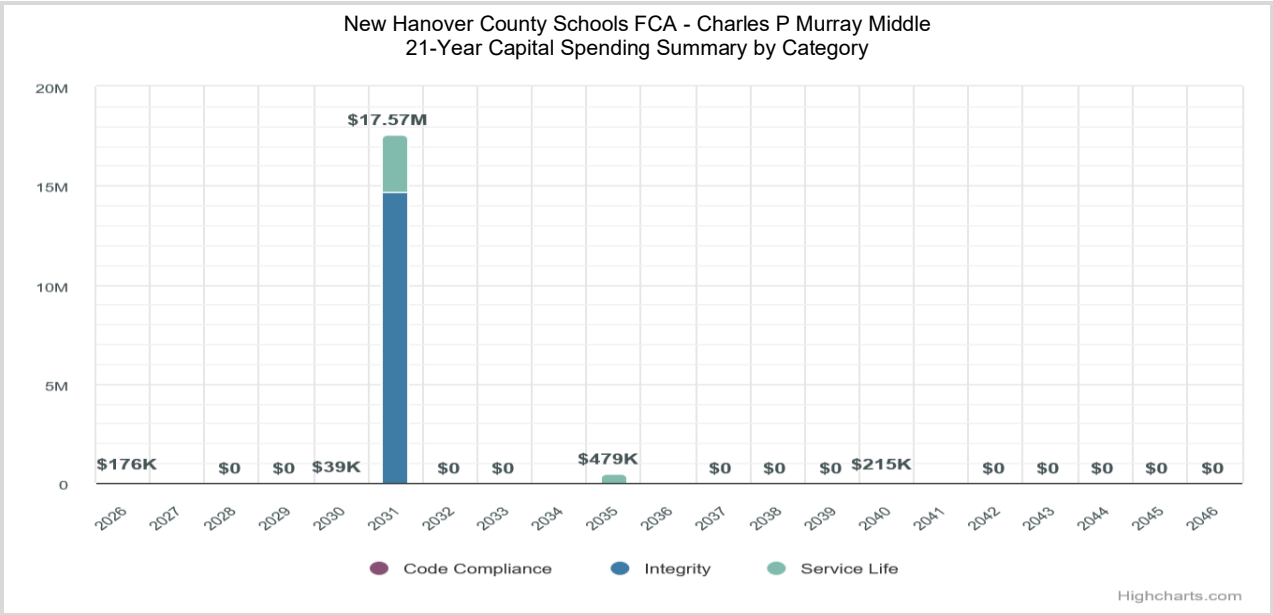
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TOTAL = $18.66M

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 = $18.66M			
Code Compliance:	$185K-1.0%	Integrity:	$14.84M-79.5%
Service Life:	$3.64M-19.5%		

Category summary: Integrity-related work represents $14.84 million, or 79.5%. Service-life work represents $3.64 million, or 19.5%. Code compliance-related work represents $185,000, or 1.0%.

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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
310M1-A-013	Refurbish interior finishes	2031	$3,225,000
310O-A-001	Refurbish interior finishes	2031	$3,137,500
310P-A-001	Refurbish interior finishes	2031	$2,067,500
310N-A-001	Refurbish interior finishes	2031	$2,067,500
310Q-A-001	Refurbish interior finishes	2031	$1,617,500
SUBTOTAL			**$12,115,000**

Top 5 Electrical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
310M1-E-016	Replace fire alarm control panel & battery cabinet & devices	2026, 2036	$50,000
310M1-E-019	Modernize elevator machinery & controls	2035	$50,000
310M1-E-017	Replace 110 punchdown blocks	2026, 2041	$30,000
310M1-E-015	Replace ceiling-mounted illuminated EXIT signs	2030	$21,000
310M1-E-014	Replace rooftop solar photovoltaic system with SMA inverters	2026, 2036	$14,000
SUBTOTAL			**$165,000**

Top 5 Mechanical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
310M1-M-041	Replace standard kitchen exhaust hood & associated components	2035	$62,500
310M1-M-033	Replace York air handling unit AHU-110	2035	$16,000
310M1-M-038	Replace York air handling unit AHU-115	2035	$16,000
310M1-M-030	Replace split system indoor & outdoor unit	2026, 2041	$13,840
310M1-M-010	Replace air handling unit AHU-97	2035	$12,800
SUBTOTAL			**$121,140**

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