Executive Summary: Facility Condition Assessment

Scope

This assessment reviews the major building systems at College Park 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 0.0, which is rated excellent. The EFCI is 0.1388, which is rated fair because it includes both deferred maintenance and future capital needs.

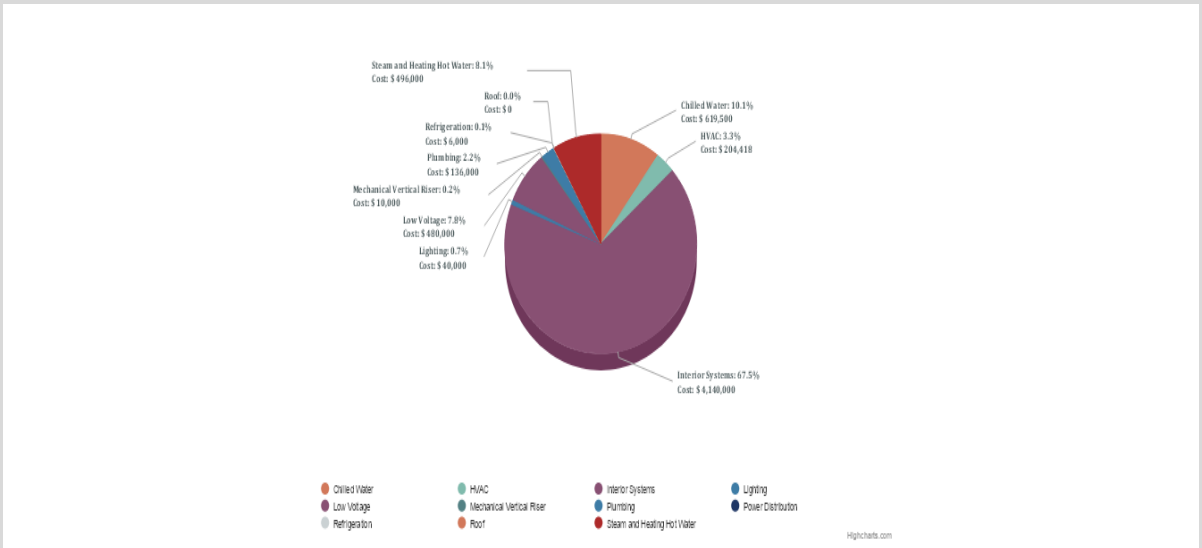
FACILITY CONDITION INDEX			EXTENDED FACILITY CONDITION INDEX		
FCI =	$\frac{\$0\ (DM)}{\$44,191,950\ (CRV)}$	= 0.0 (Excellent)	EFCI =	$\frac{\$6,131,918\ (DM + FC)}{\$44,191,950\ (CRV)}$	= 0.1388 (Fair)

Current condition: College Park Elementary's current FCI is 0.0, which places the school in the Excellent range based on identified deferred maintenance needs.	**Long-term outlook:** College Park Elementary's extended FCI is 0.1388, which is rated Fair 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 $6.13 million. This amount includes deferred maintenance and future capital work across major building systems.

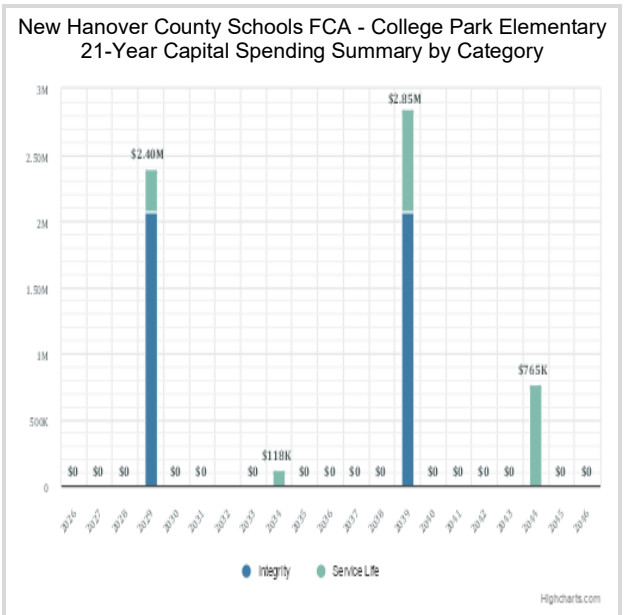
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TOTAL = $6.13M

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 = $6.13M

Integrity:	$4.14M- 67.5%	Service Life:	$1.99M- 32.5%

Category summary: Integrity-related work represents $4.14 million, or 67.5%. Service-life work represents $1.99 million, or 32.5%.

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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
316-A-001	Refurbish classroom interior finishes	2029, 2039	$4,140,000
316-A-005	Replace KEE roofing sector A3	NA	$0
316-A-009	Replace KEE roofing sector C	NA	$0
316-A-010	Replace KEE roofing sector CW	NA	$0
316-A-008	Replace KEE roofing sector B3	NA	$0
SUBTOTAL			**$4,140,000**

Top 5 Electrical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
316-E-017	Replace fire alarm control panel & devices	2029, 2039	$480,000
316-E-031	Replace lighting control panel	2034	$20,000
316-E-024	Replace lighting control panel	2034	$20,000
316-E-019	Replace transformer TRANSFORMER TMU4	NA	$0
316-E-023	Replace panelboard PANEL 1P6	NA	$0
SUBTOTAL			**$520,000**

Top 5 Mechanical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
316-M-042	Replace chiller C-2	2044	$292,500
316-M-004	Replace chiller C-1	2044	$292,500
316-M-008	Replace Lochinvar boiler B-1	2039	$150,000
316-M-041	Replace Lochinvar FTX850N FTXL Fire Tube Boiler B-2	2039	$150,000
316-M-043	Replace Lochinvar Boiler B-3	2039	$150,000
SUBTOTAL			**$1,035,000**

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