Executive Summary: Facility Condition Assessment

Scope

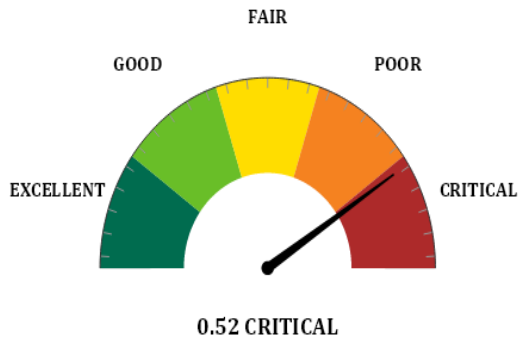
This assessment reviews the major building systems at College Road Early Childhood Center (CRECC). The review includes the site, building exterior, interior finishes, mechanical systems, plumbing, electrical systems, and low-voltage systems. The goal is to identify major deficiencies and estimate the 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 0.523, which is rated critical. The EFCI is 0.523, which is rated critical because it includes both deferred maintenance and future capital needs.

FACILITY CONDITION INDEX			EXTENDED FACILITY CONDITION INDEX		
FCI =	$\frac{\$3,490,000 \text{ (DM)}}{\$6,673,150 \text{ (CRV)}}$	= 0.523 (Critical)	EFCI =	$\frac{\$3,490,000 \text{ (DM + FC)}}{\$6,673,150 \text{ (CRV)}}$	= 0.523 (Critical)



Current condition: College Road Early Childhood Center (CRECC)'s current FCI is 0.523, which places the school in the Critical range based on identified deferred maintenance needs.

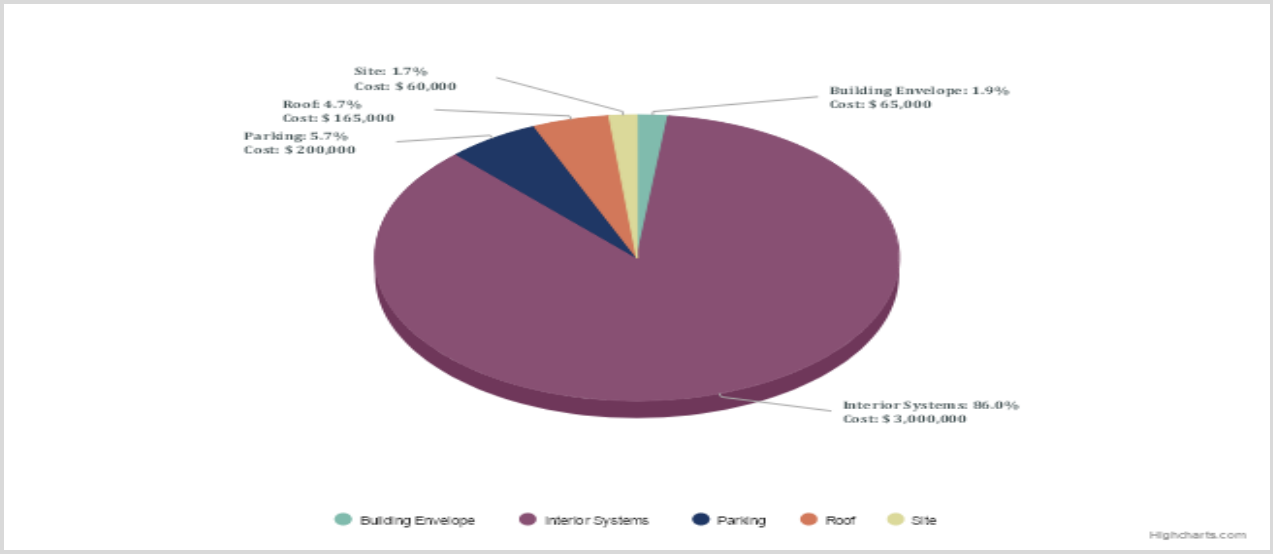


Long-term outlook: College Road Early Childhood Center (CRECC)'s extended FCI is 0.523, which is rated Critical when both deferred maintenance and future capital needs are included.

Capital Spending Plan by System

The capital spending plan identifies an estimated total need of $3.49 million. This amount includes deferred maintenance and future capital work across major building systems.

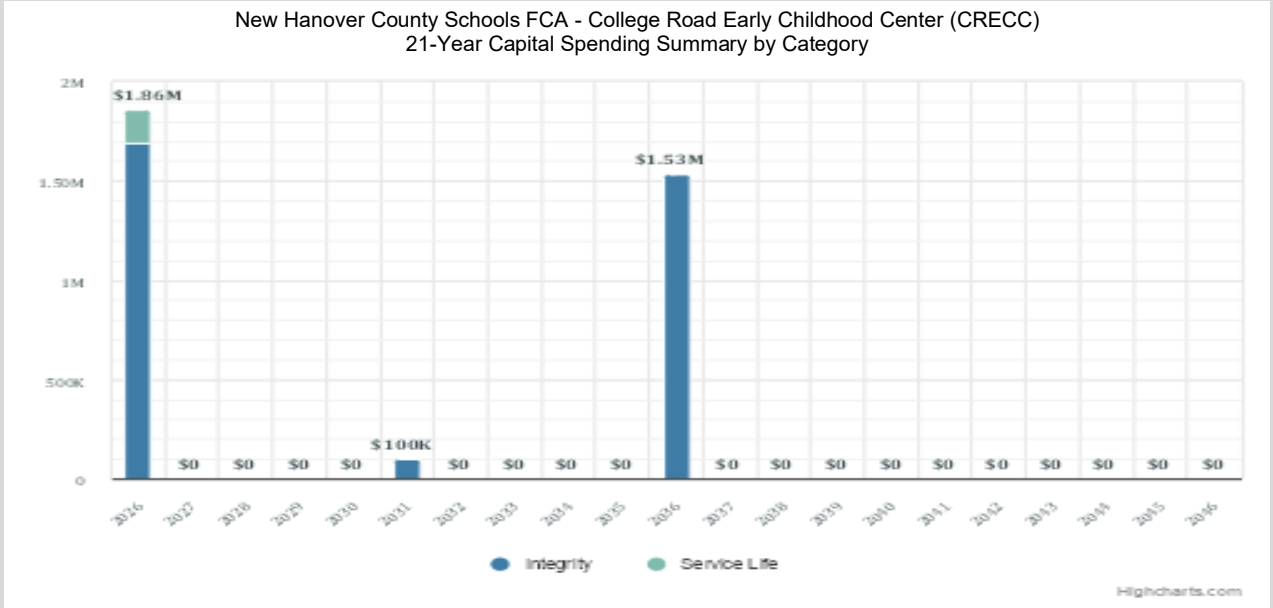
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TOTAL = $3.49M

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 = $3.49M

Integrity:	$3.32M-95.3%	Service Life:	$165K-4.7%

Category summary: Integrity-related work represents $3.32 million, or 95.3%. Service-life work represents $165,000, or 4.7%.

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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
420-A-004	Refurbish interior finishes	2026, 2036	$3,000,000
420-A-002	Refurbish asphalt parking lot	2026, 2031	$200,000
420-A-008	Replace TPO roofing sector B	2026	$74,000
420-A-001	Tuckpoint brick masonry	2026, 2036	$65,000
420-A-003	ALLOWANCE - Update playground equipment	2026	$60,000
SUBTOTAL			**$3,399,000**

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