Executive Summary: Facility Condition Assessment

Scope

This assessment reviews the major building systems at Eaton 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 0.3435, which is rated poor. The EFCI is 0.4231, which is rated critical because it includes both deferred maintenance and future capital needs.

FACILITY CONDITION INDEX			EXTENDED FACILITY CONDITION INDEX		
FCI =	$\frac{\$11,898,495 \text{ (DM)}}{\$34,642,850 \text{ (CRV)}}$	= 0.3435 (Poor)	EFCI =	$\frac{\$14,655,995 \text{ (DM + FC)}}{\$34,642,850 \text{ (CRV)}}$	= 0.4231 (Critical)



Current condition: Eaton Elementary's current FCI is 0.3435, which places the school in the Poor range based on identified deferred maintenance needs.

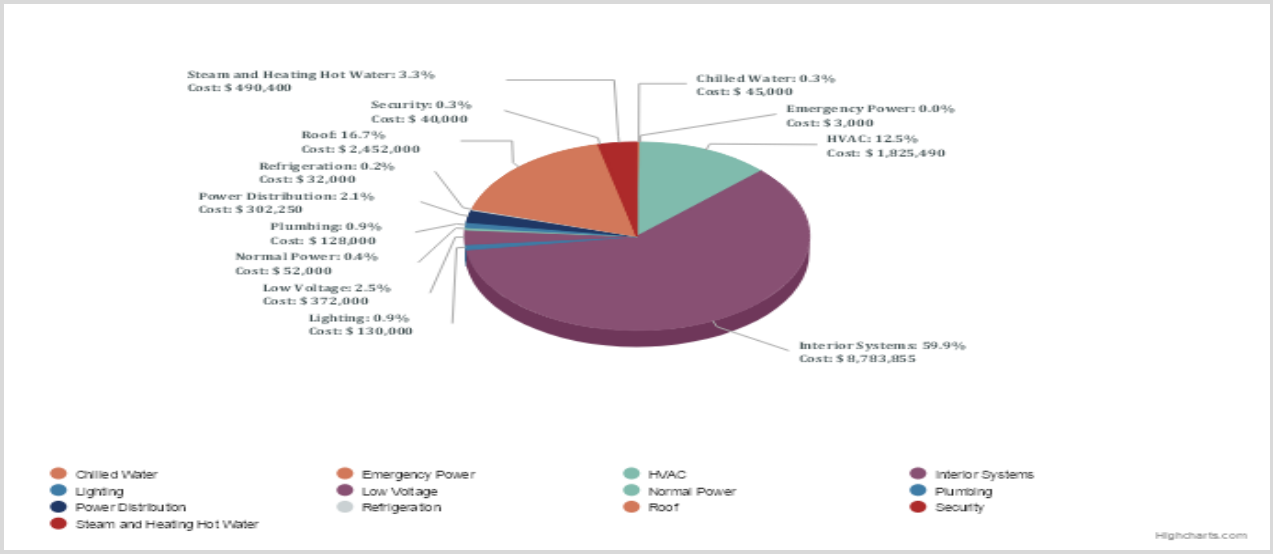


Long-term outlook: Eaton Elementary's extended FCI is 0.4231, which is rated Critical when both deferred maintenance and future capital needs are included.

Capital Spending Plan by System

The capital spending plan identifies an estimated total need of $14.66 million. This amount includes deferred maintenance and future capital work across major building systems.

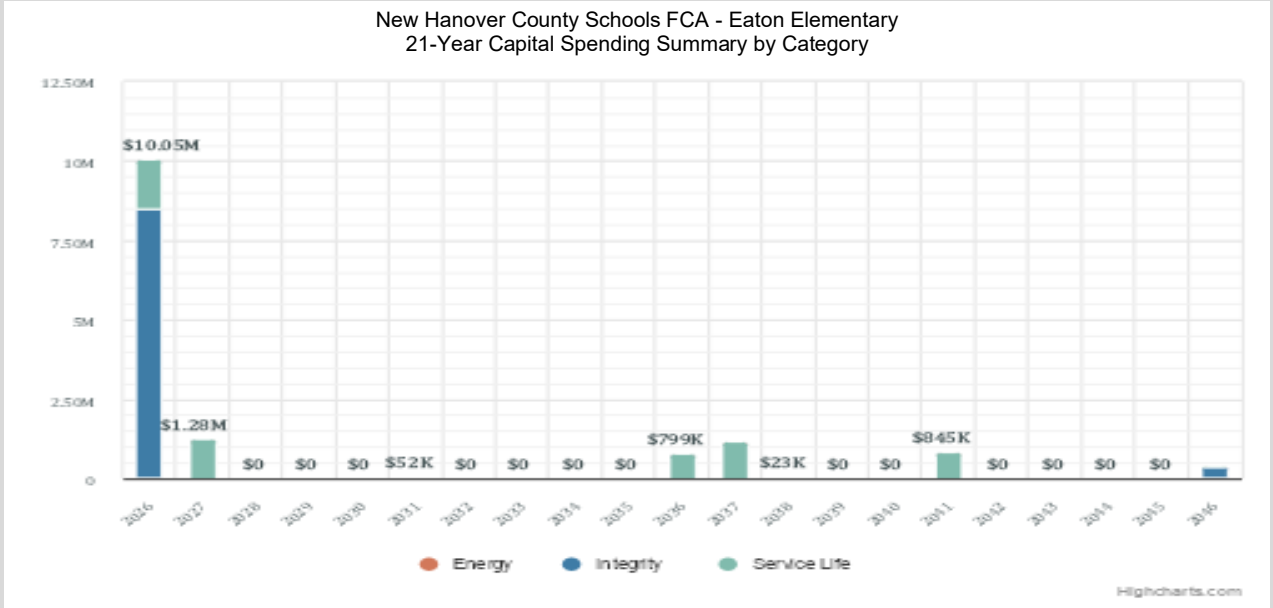
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TOTAL = $14.66M

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 = $14.66M

Energy:	$100K-0.7%	Integrity:	$8.78M-59.9%
Service Life:	$5.77M-39.4%		

Category summary: Integrity-related work represents $8.78 million, or 59.9%. Service-life work represents $5.77 million, or 39.4%. Energy-related work represents $100,000, or 0.7%.

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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
353A-A-004	Refurbish interior finishes	2026	$7,549,375
353A-A-005	Replace metal roof panels roofing sector B	2027	$1,158,000
353A-A-003	Replace vinyl composition tile (VCT) flooring	2026, 2046	$676,000
353A-A-010	Replace PVC roofing sector A1	2037	$440,000
353A-A-012	Replace PVC roofing sector A3	2037	$434,000
SUBTOTAL			**$10,257,375**

Top 5 Electrical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
353A-E-010	Replace fire alarm control panel & battery cabinet & devices	2026, 2036	$372,000
353A-E-025	Replace interior lighting	2026, 2046	$100,000
353A-E-015	Replace switchboard	2031	$52,000
353A-E-019	Replace main circuit breaker	2036	$41,600
353A-E-004	Replace security control panel	2026, 2041	$40,000
SUBTOTAL			**$605,600**

Top 5 Mechanical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
353A-M-039	Replace & upgrade building automation system	2026, 2036	$630,000
353A-M-066	Replace Weil-McLain steam boiler	2026, 2041	$490,400
353A-M-004	Replace split system indoor & outdoor unit AHU-32	2026, 2041	$67,500
353A-M-057	Replace split system indoor & outdoor unit AHU-27	2026, 2041	$67,500
353A-M-009	Replace Trane packaged air conditioning unit	2026, 2041	$67,500
SUBTOTAL			**$1,322,900**

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