Executive Summary: Facility Condition Assessment

Scope

This assessment reviews the major building systems at Codington 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 0.2654, which is rated poor. The EFCI is 0.3642, which is rated poor because it includes both deferred maintenance and future capital needs.

FACILITY CONDITION INDEX			EXTENDED FACILITY CONDITION INDEX		
FCI =	$\frac{\$9,195,045\ (DM)}{\$34,642,850\ (CRV)}$	= 0.2654 (Poor)	EFCI =	$\frac{\$12,617,155\ (DM + FC)}{\$34,642,850\ (CRV)}$	= 0.3642 (Poor)



Current condition: Codington Elementary's current FCI is 0.2654, which places the school in the Poor range based on identified deferred maintenance needs.

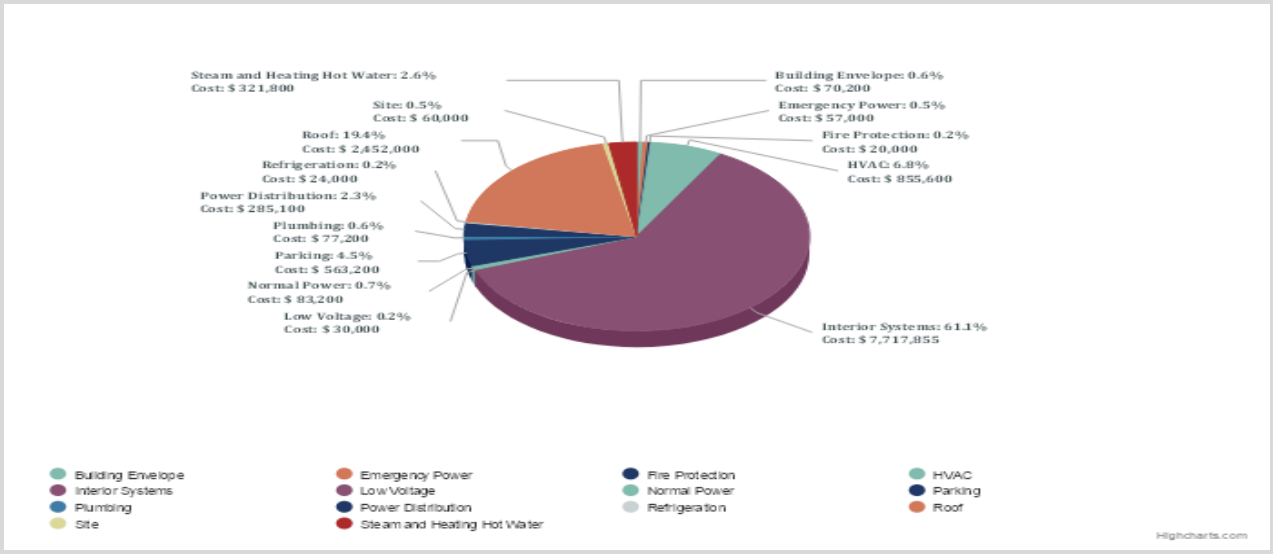


Long-term outlook: Codington Elementary's extended FCI is 0.3642, which is rated Poor when both deferred maintenance and future capital needs are included.

Capital Spending Plan by System

The capital spending plan identifies an estimated total need of $12.62 million. This amount includes deferred maintenance and future capital work across major building systems.

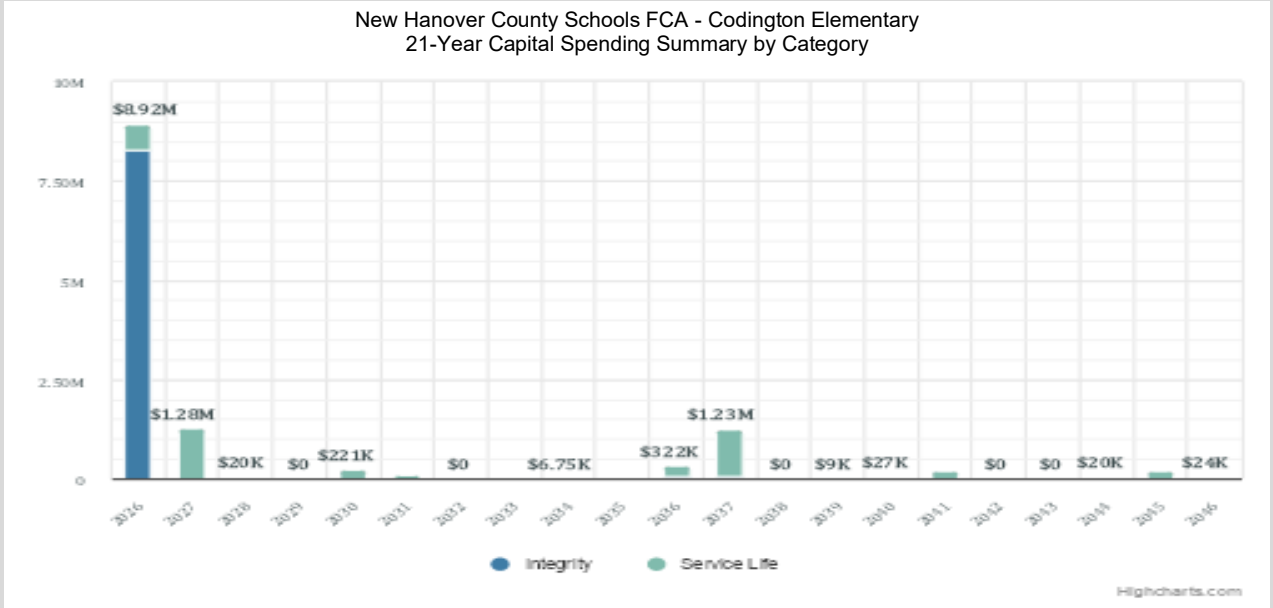
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TOTAL = $12.62M

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 = $12.62M

Integrity:	$8.41M-66.7%	Service Life:	$4.21M-33.3%

Category summary: Integrity-related work represents $8.41 million, or 66.7%. Service-life work represents $4.21 million, or 33.3%.

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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
366A-A-001	Refurbish interior finishes	2026	$7,549,375
366A-A-007	Replace metal roof panels roofing sector B	2027	$1,158,000
366A-A-003	Refurbish asphalt parking lot	2026	$512,000
366A-A-012	Replace PVC roofing sector A1	2037	$440,000
366A-A-014	Replace PVC roofing sector A3	2037	$434,000
SUBTOTAL			**$10,093,375**

Top 5 Electrical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
366A-E-012	Replace main switchboard MSB	2031	$83,200
366A-E-009	Replace Panelboard DPA	2036	$52,000
366A-E-002	Replace generator	2026	$42,000
366A-E-008	Replace panelboard HD	2036	$41,600
366A-E-003	Replace Panelboard B	2036	$41,600
SUBTOTAL			**$260,400**

Top 5 Mechanical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
366A-M-046	Replace 3100-MBH steam boiler	2026	$314,300
366A-M-040	Replace split system indoor & outdoor unit HP-32	2030, 2045	$67,500
366A-M-038	Replace split system indoor & outdoor unit HP-2B	2030, 2045	$67,500
366A-M-031	Replace split system indoor & outdoor unit AHU-27	2026, 2041	$64,000
366A-M-022	Replace split system indoor & outdoor unit CU-27	2026, 2041	$56,250
SUBTOTAL			**$569,550**

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