Executive Summary: Facility Condition Assessment

Scope

This assessment reviews the major building systems at Alderman Elementary School. 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

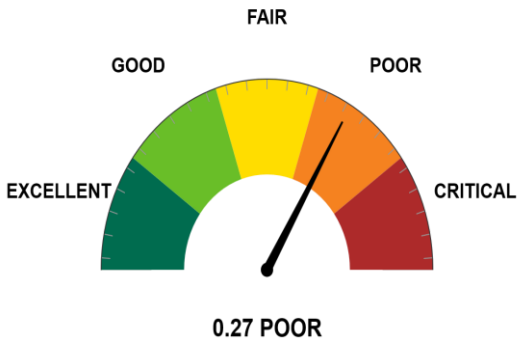
The Facility Condition Index, or FCI, helps show the level of investment needed to keep a building functioning properly. The Extended Facility Condition Index, or EFCI, includes both current deferred maintenance and future capital needs. In this section, DM means deferred maintenance, FC means future capital, and CRV means current replacement value.

Key takeaway: The building has an FCI of 0.2011, which is rated poor. The EFCI is 0.2688, which is also rated poor because it includes both deferred maintenance and future capital needs.

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$4,312,300\ (DM)}{\$21,439,000\ (CRV)} = 0.2011\ (Poor)$	$EFCI = \frac{\$5,762,800\ (DM + FC)}{\$21,439,000\ (CRV)} = 0.2688\ (Poor)$



Current condition: Alderman Elementary's current FCI is 0.2011, which places the school in the Poor range based on identified deferred maintenance needs.

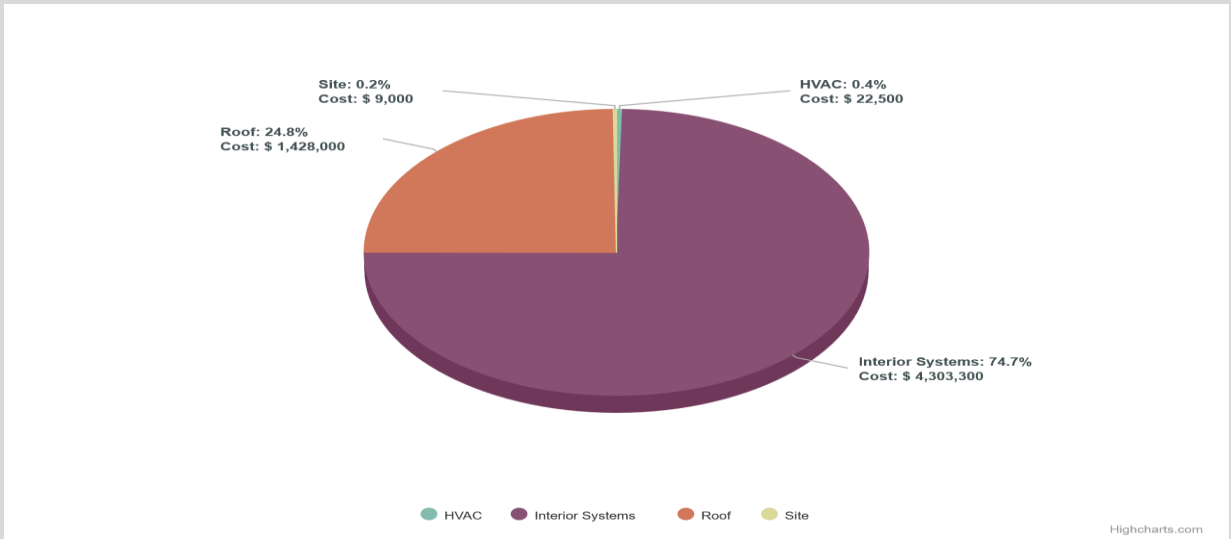


Long-term outlook: Alderman Elementary's extended FCI is 0.2688, which is rated Poor when both deferred maintenance and future capital needs are included.

Capital Spending Plan by System

The capital spending plan identifies an estimated total need of $5.76 million. This amount includes deferred maintenance and future capital work across major building systems.

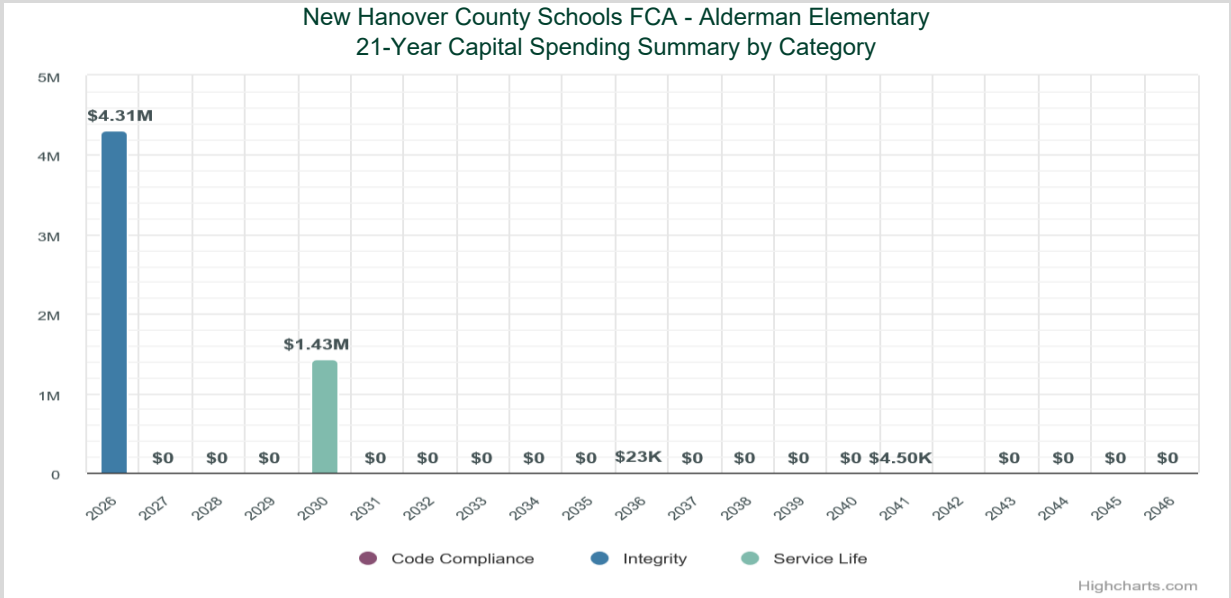
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TOTAL = $5.76M

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 = $5.76M

Code Compliance:	$9K-0.2%	Integrity:	$4.30M-74.7%
Service Life:	$1.45M-25.2%		

Category summary: Integrity-related work represents the largest share of the plan at $4.30 million, or 74.7%. Service-life work represents $1.45 million, or 25.2%. Code-compliance work represents $9,000, or 0.2%.

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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
324A-A-002	Refurbish interior finishes	2026	$4,250,000
324A-A-003	Replace BUR - Pitch roofing sector A1	2030	$271,000
324A-A-010	Replace BUR - Pitch roofing sector A8	2030	$212,000
324A-A-009	Replace BUR - Pitch roofing sector A7	2030	$188,000
324A-A-011	Replace BUR-asphalt roofing sector A9	2030	$175,000
SUBTOTAL			**$5,096,000**

Top 5 Mechanical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
324A-M-001	Replace rooftop packaged air conditioning unit RTU08	2036	$22,500
SUBTOTAL			**$22,500**

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