Executive Summary: Facility Condition Assessment

Scope

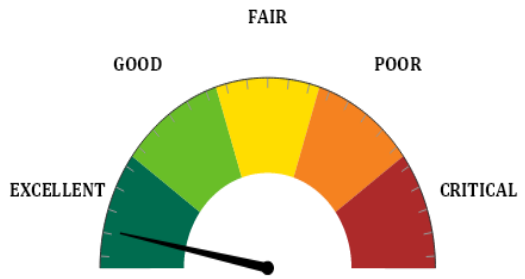
This assessment reviews the major building systems at Edwin A Anderson Elementary. The review includes the site, building exterior, interior finishes, mechanical systems, plumbing, electrical systems, and low-voltage systems. The goal is to identify major deficiencies and estimate the capital funding 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.

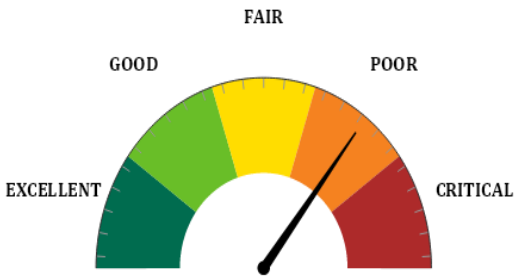
Key takeaway: The building has an FCI of 0.0163, which is rated excellent. The EFCI is 0.3092, which is rated poor because it includes both deferred maintenance and future capital needs.

FACILITY CONDITION INDEX			EXTENDED FACILITY CONDITION INDEX		
FCI =	$\frac{\$629,050\ (DM)}{\$38,651,250\ (CRV)}$	= 0.0163 (Excellent)	EFCI =	$\frac{\$11,950,213\ (DM + FC)}{\$38,651,250\ (CRV)}$	= 0.3092 (Poor)



0.02 EXCELLENT

Current condition: Edwin A Anderson Elementary's current FCI is 0.0163, which places the school in the Excellent range based on identified deferred maintenance needs.



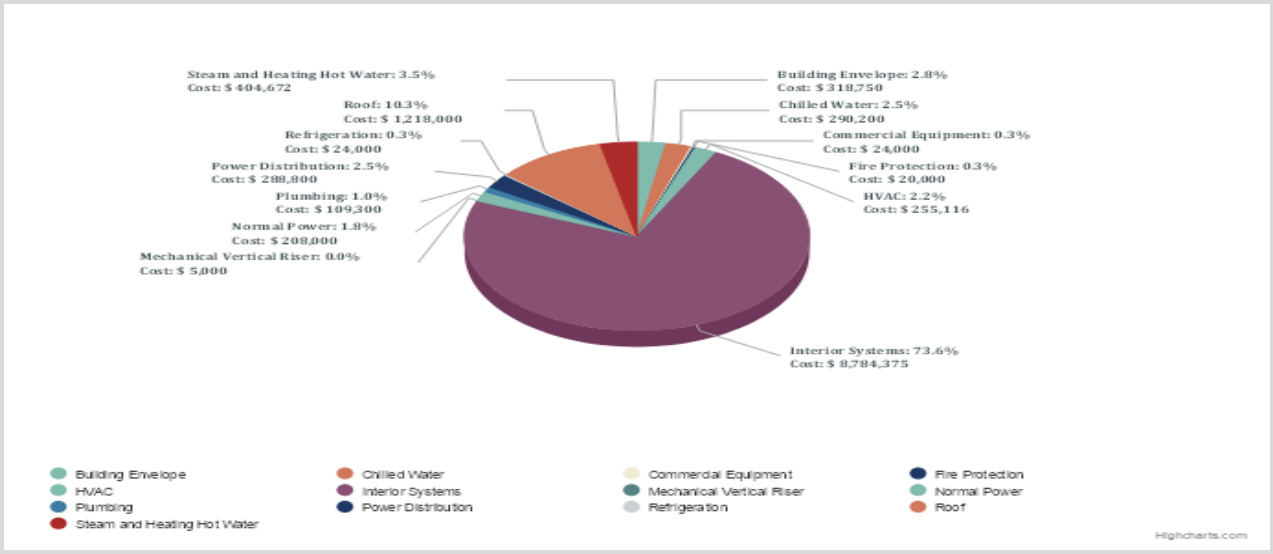
0.31 POOR

Long-term outlook: Edwin A Anderson Elementary's extended FCI is 0.3092, 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 $11.95 million. This amount includes deferred maintenance and future capital work across major building systems.

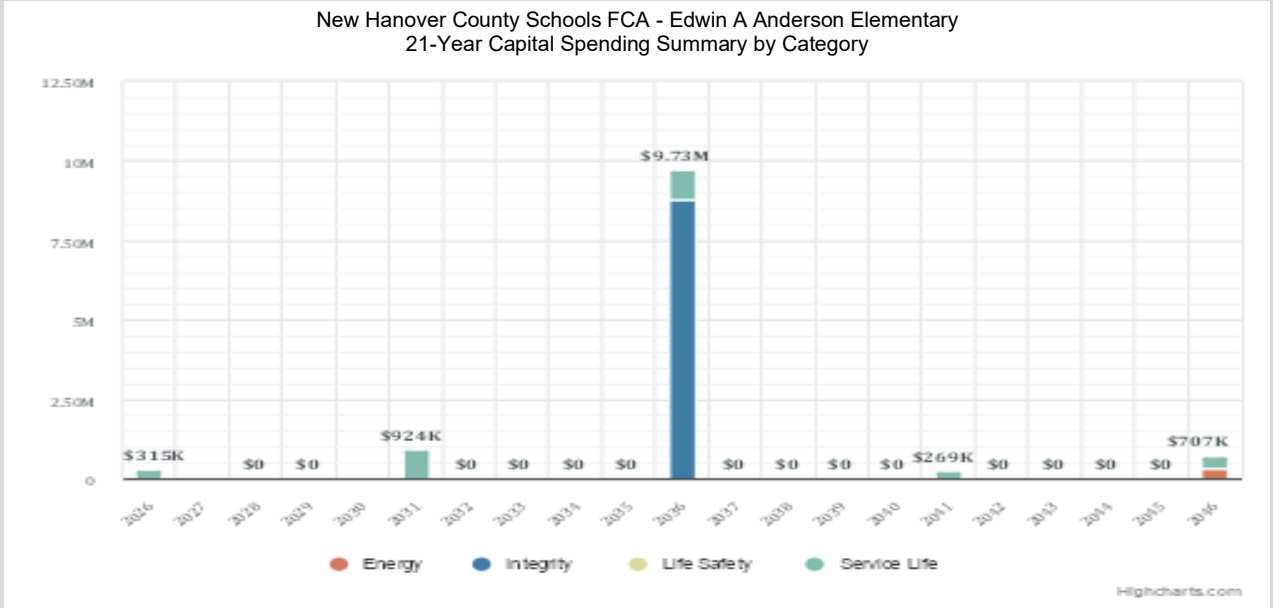
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TOTAL = $11.95M

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 = $11.95M

Energy:	$319K-2.7%	Integrity:	$8.78M-73.5%
Life Safety:	$20K-0.2%	Service Life:	$2.83M-23.7%

Category summary: Integrity-related work represents $8.78 million, or 73.5%. Service-life work represents $2.83 million, or 23.7%. Energy-related work represents $319,000, or 2.7%. Life safety-related work represents $20,000, 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
323-A-003	Refurbish interior finishes	2036	$8,784,375
323-A-006	Replace BUR hybrid roofing sector D1	2036	$332,000
323-A-002	Replace aluminum-framed exterior windows	2046	$318,750
323-A-004	Replace BUR hybrid roofing sector C1	2036	$221,000
323-A-005	Replace BUR hybrid roofing sector C2	2036	$132,000
SUBTOTAL			**$9,788,125**

Top 5 Electrical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
323-E-053	Replace Eaton switchboard MDP	2041	$83,200
323-E-011	Replace ABB transformer 1	2036	$75,000
323-E-051	Replace Eaton switchboard AH-1	2041	$62,400
323-E-036	Replace Eaton panelboard ALDP	2046	$31,200
323-E-010	Replace Eaton switchboard KHDP	2041	$31,200
SUBTOTAL			**$283,000**

Top 5 Mechanical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
323-M-010	Replace Lochinvar hot water boiler 1	2026, 2046	$350,000
323-M-018	Replace Daikin chiller CH-02	2031	$288,000
323-M-029	Replace split system indoor & outdoor unit 1	2026, 2041	$45,000
323-M-011	Replace Wilkins backflow preventer 2	2026, 2046	$40,000
323-M-081	Replace Bell & Gossett hot water pump & motor 1	2026, 2041	$33,750
SUBTOTAL			**$756,750**

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