Executive Summary: Facility Condition Assessment

Scope

This assessment reviews the major building systems at Emma B Trask Middle. 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 0.2397, which is rated poor. The EFCI is 0.2499, which is rated poor because it includes both deferred maintenance and future capital needs.

FACILITY CONDITION INDEX			EXTENDED FACILITY CONDITION INDEX		
FCI =	$\frac{\$14,669,827\ (DM)}{\$61,199,450\ (CRV)}$	= 0.2397 (Poor)	EFCI =	$\frac{\$15,294,961\ (DM + FC)}{\$61,199,450\ (CRV)}$	= 0.2499 (Poor)



Current condition: Emma B Trask Middle's current FCI is 0.2397, which places the school in the Poor range based on identified deferred maintenance needs.

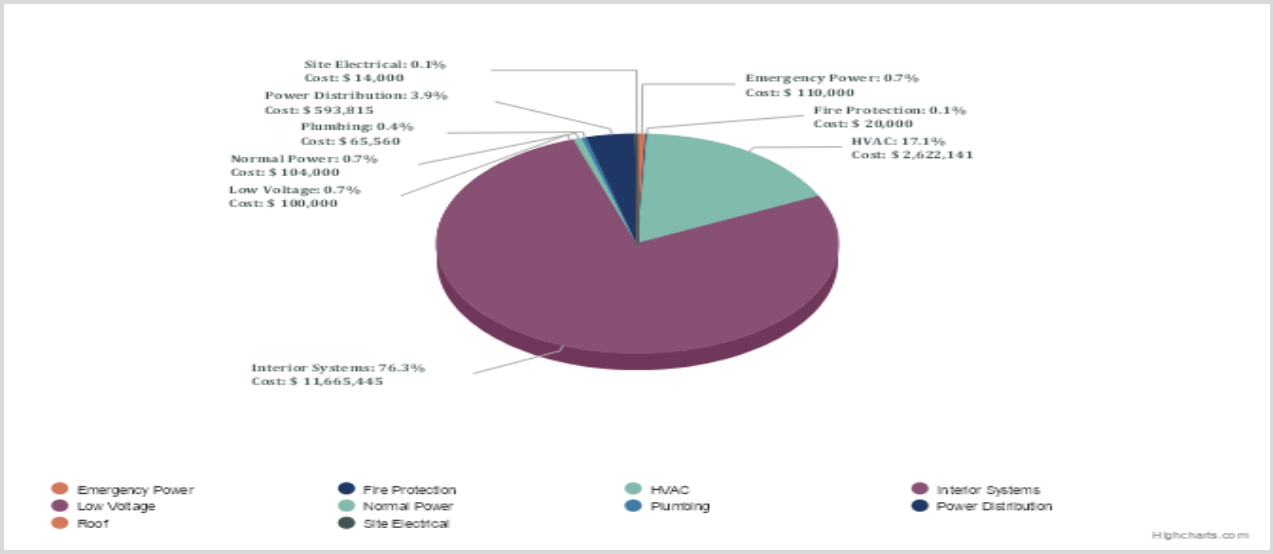


Long-term outlook: Emma B Trask Middle's extended FCI is 0.2499, which is rated Poor when both deferred maintenance and future capital needs are included.

Capital Spending Plan by System

The capital spending plan identifies an estimated total need of $15.29 million. This amount includes deferred maintenance and future capital work across major building systems.

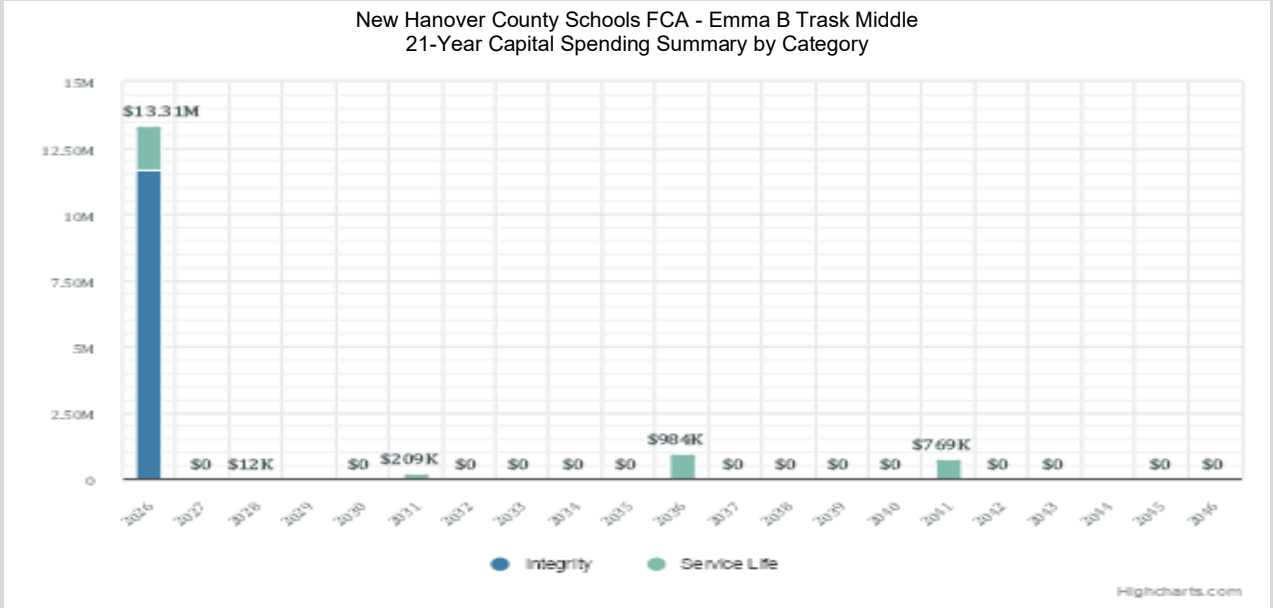
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TOTAL = $15.29M

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 = $15.29M

Integrity:	$11.67M-76.3%	Service Life:	$3.63M-23.7%

Category summary: Integrity-related work represents $11.67 million, or 76.3%. Service-life work represents $3.63 million, or 23.7%.

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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
325A-A-001	Refurbish interior finishes	2026	$11,553,125
325MC2-A-001	Refurbish interior finishes	2026	$56,160
325MC1-A-001	Refurbish interior finishes	2026	$56,160
325A-A-010	Replace PVC roofing sector A09	NA	$0
325A-A-012	Replace PVC roofing sector A11	NA	$0
SUBTOTAL			**$11,665,445**

Top 5 Electrical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
325A-E-034	Replace generator base fuel tank	2026	$110,000
325A-E-035	Replace electrical utility transformer VZ59L	2031	$100,000
325A-E-020	Replace Square D panelboard PP7	2036	$62,400
325A-E-015	Replace Square D panelboard LP2	2036	$62,400
325A-E-042	Replace Square D switchboard 1	2031	$52,000
SUBTOTAL			**$386,800**

Top 5 Mechanical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
325A-M-025	Replace Johnson Controls building automation 1	2026, 2036	$971,250
325A-M-047	Replace Trane packaged air conditioner DOAS-01	2026, 2041	$135,000
325A-M-046	Replace Trane packaged air conditioner DOAS-2	2026, 2041	$135,000
325A-M-044	Replace Trane packaged air conditioner 1	2026, 2041	$96,000
325A-M-043	Replace Trane packaged air conditioner RTU-02	2026, 2041	$90,000
SUBTOTAL			**$1,427,250**

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