Executive Summary: Facility Condition Assessment

Scope

This assessment reviews the major building systems at EA Laney High. 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 0.0086, which is rated excellent. The EFCI is 0.2771, which is rated poor because it includes both deferred maintenance and future capital needs.

FACILITY CONDITION INDEX			EXTENDED FACILITY CONDITION INDEX		
FCI =	$1,476,514 (DM) / $172,264,400 (CRV)	= 0.0086 (Excellent)	EFCI =	$47,727,919 (DM + FC) / $172,264,400 (CRV)	= 0.2771 (Poor)





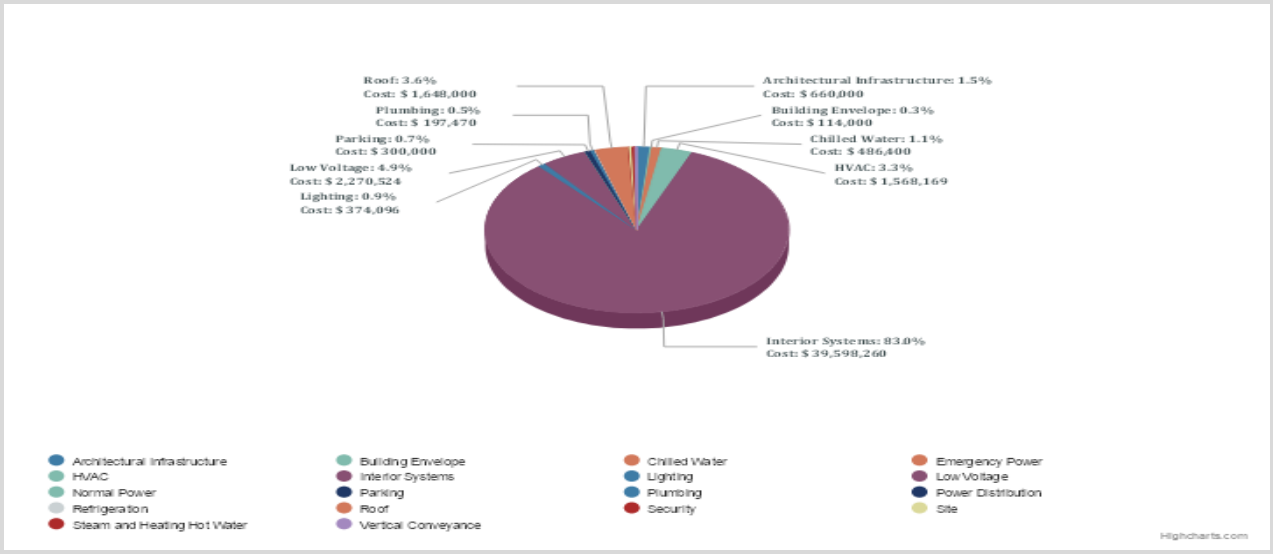
Current condition: EA Laney High's current FCI is 0.0086, which places the school in the Excellent range based on identified deferred maintenance needs.

Long-term outlook: EA Laney High's extended FCI is 0.2771, 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 $47.73 million. This amount includes deferred maintenance and future capital work across major building systems.

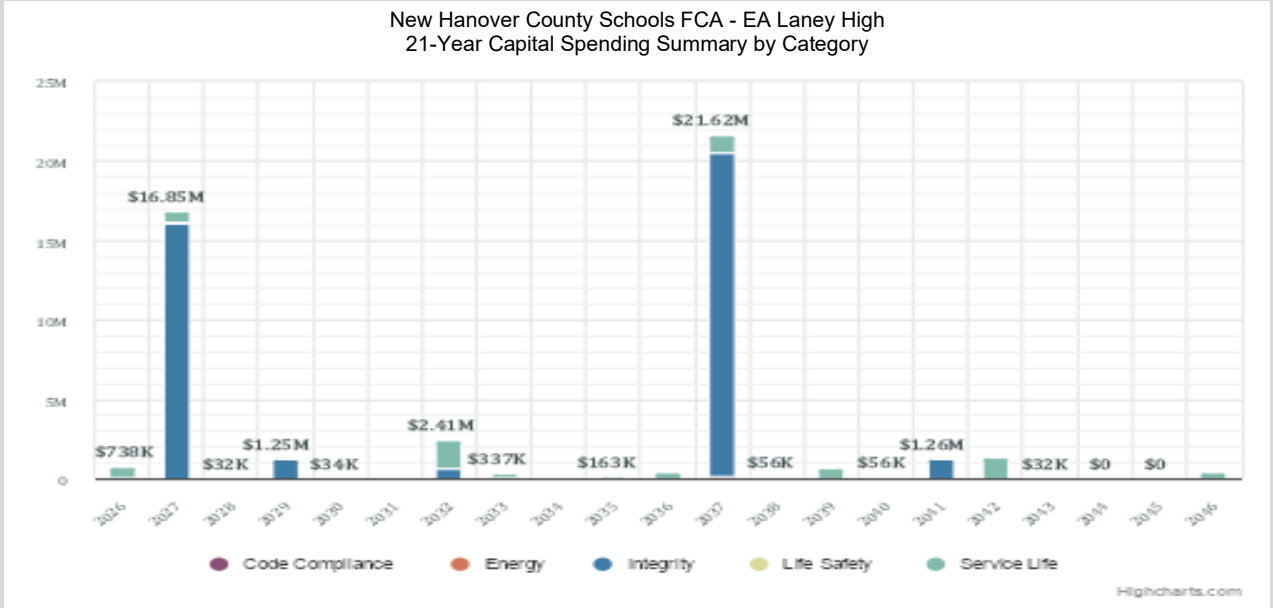
©2026 CBRE | TURNER & TOWNSEND PJM US LLC



TOTAL = $47.73M

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 = $47.73M			
Code Compliance:	$87K-0.2%	Energy:	$162K-0.3%
Integrity:	$39.78M-83.4%	Life Safety:	$86K-0.2%
Service Life:	$7.61M-15.9%		

Category summary: Integrity-related work represents $39.78 million, or 83.4%. Service-life work represents $7.61 million, or 15.9%. Energy-related work represents $162,000, or 0.3%. Code compliance-related work represents $87,000, or 0.2%. Life safety-related work represents $86,000, or 0.2%.

©2026 CBRE | TURNER & TOWNSEND PJM US LLC

Top 5 Architectural Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
326A-A-012	Refurbish interior finishes	2027, 2037	$12,500,000
326B-A-004	Refurbish & replace worn finishes throughout interior spaces	2027, 2037	$10,000,000
326B-A-010	Refurbish interior finishes	2027, 2037	$7,600,000
326A-A-018	Refurbish classroom finishes	2037	$3,800,000
326A-A-020	Refurbish new gymnasium finishes	2029, 2041	$2,500,000
SUBTOTAL			**$36,400,000**

Top 5 Electrical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
326A-E-044	Replace fire alarm control panel & alarm devices	2026, 2036	$779,046
326A-E-037	Replace fire alarm control panel & battery cabinet & devices	2027, 2037	$360,000
326B-E-014	Replace telecommunications punchdown block assembly	2032	$303,750
326E-E-010	Replace fire alarm control panel & alarm devices	2027, 2037	$258,000
326I-E-002	Replace fire alarm devices & dual-head emergency light units	2027, 2037	$258,000
SUBTOTAL			**$1,958,796**

Top 5 Mechanical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
326C-M-014	Replace BAC cooling tower #1	2032	$281,600
326C-M-006	Replace Evapco cooling tower #2.	2035	$162,800
326C-M-001	Replace Lochinvar boiler	2037	$150,000
326F-M-009	Replace Trane air handling unit AHU-4	2042	$64,000
326C-M-007	Replace Greenheck kitchen make-up air unit	2032	$55,050
SUBTOTAL			**$713,450**

©2026 CBRE | TURNER & TOWNSEND PJM US LLC