Executive Summary: Facility Condition Assessment

Scope

This assessment reviews the major building systems at Eugene Ashley 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 0.1355, which is rated fair. The EFCI is 0.307, which is rated poor because it includes both deferred maintenance and future capital needs.

FACILITY CONDITION INDEX			EXTENDED FACILITY CONDITION INDEX		
FCI =	$\frac{\$26{,}005{,}663\ (DM)}{\$191{,}898{,}000\ (CRV)}$	= 0.1355 (Fair)	EFCI =	$\frac{\$58{,}913{,}668\ (DM + FC)}{\$191{,}898{,}000\ (CRV)}$	= 0.307 (Poor)



Current condition: Eugene Ashley High's current FCI is 0.1355, which places the school in the Fair range based on identified deferred maintenance needs.

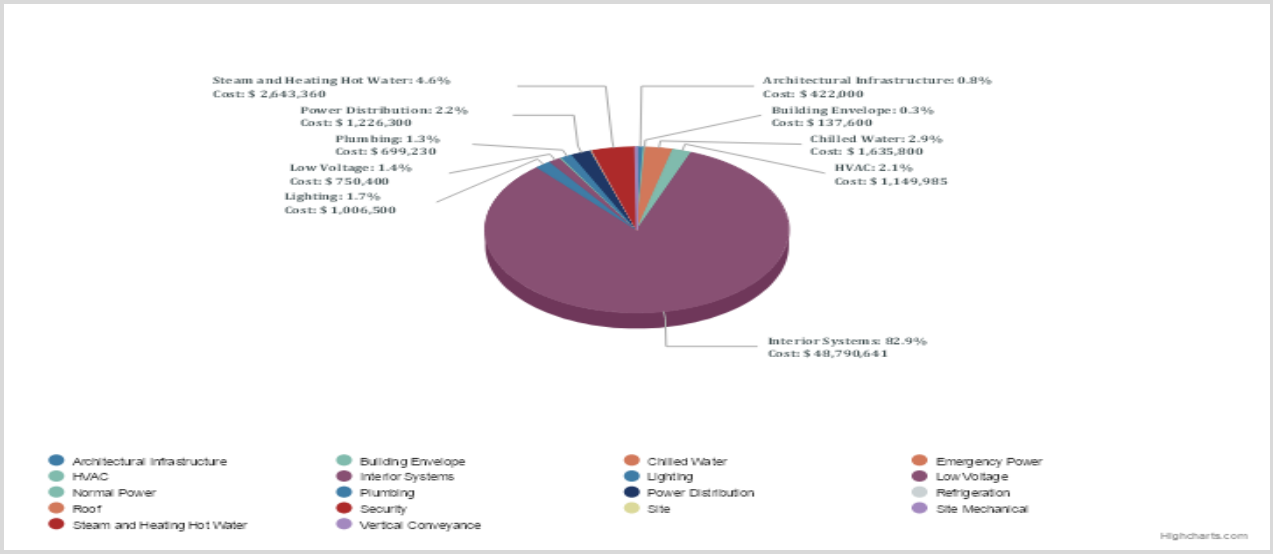


Long-term outlook: Eugene Ashley High's extended FCI is 0.307, which is rated Poor when both deferred maintenance and future capital needs are included.

Capital Spending Plan by System

The capital spending plan identifies an estimated total need of $58.91 million. This amount includes deferred maintenance and future capital work across major building systems.

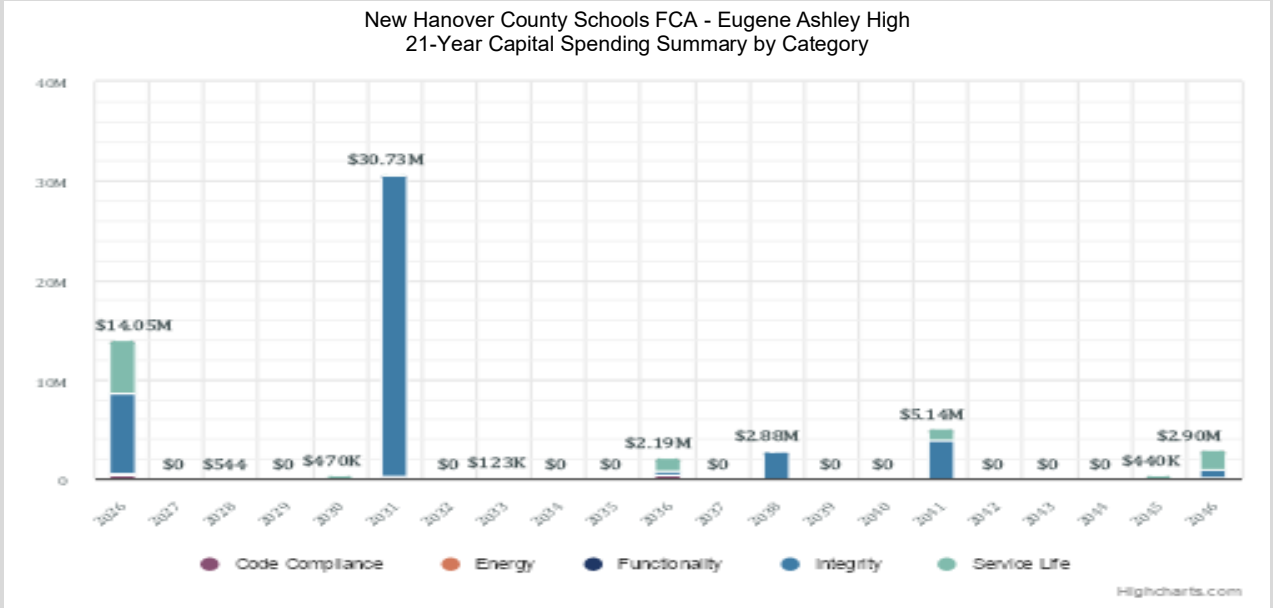
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TOTAL = $58.91M

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 = $58.91M

Code Compliance:	$1.12M-1.9%	Energy:	$325K-0.6%
Functionality:	$9.68K-0.0%	Integrity:	$46.18M-78.4%
Service Life:	$11.28M-19.1%		

Category summary: Integrity-related work represents $46.18 million, or 78.4%. Service-life work represents $11.28 million, or 19.1%. Code compliance-related work represents $1.12 million, or 1.9%. Energy-related work represents $325,000, or 0.6%. Functionality-related work represents $9,680, or 0.0%.

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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
327A2-A-012	Refurbish corridor interior finishes & lighting	2026, 2041	$6,250,000
327A2-A-022	Refurbish classroom interior finishes	2026, 2038	$5,750,000
327F1-A-001	Refurbish interior finishes	2031	$3,737,500
327A2-A-029	Refurbish interior finishes	2031	$2,896,875
327C1-A-001	Refurbish interior finishes	2031	$2,896,875
SUBTOTAL			**$21,531,250**

Top 5 Electrical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
327G-E-004	Replace exterior parking lot lighting	2026, 2046	$480,000
327A1-E-012	Replace interior lighting	2026, 2046	$325,000
327A2-E-012	Replace fire alarm devices	2026, 2036	$258,000
327A1-E-004	Replace NOTIFIER FCPS-24S6 fire alarm field power supply	2026, 2036	$180,000
327A2-E-010	Replace fire alarm control panel & alarm devices	2026, 2036	$180,000
SUBTOTAL			**$1,423,000**

Top 5 Mechanical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
327C1-M-005	Replace gas-fired boiler B-3	2026, 2046	$1,169,000
327C1-M-015	Replace gas fired boiler B-2	2026, 2046	$928,000
327C1-M-011	Replace Marley NC cooling towers 1 & 2	2030, 2045	$880,000
327C1-M-002	Replace Weil-McLain gas fired boiler B-1	2026, 2046	$490,400
327C2-M-004	Replace York chiller CH-1	2026	$337,500
SUBTOTAL			**$3,804,900**

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