Executive Summary: Facility Condition Assessment

Scope

This assessment reviews the major building systems at Dorothy B Johnson Pre-K Center. 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 0.152, which is rated fair. The EFCI is 0.3796, which is rated poor because it includes both deferred maintenance and future capital needs.

FACILITY CONDITION INDEX			EXTENDED FACILITY CONDITION INDEX		
FCI =	$4,309,490 (DM) / $28,349,750 (CRV)	= 0.152 (Fair)	EFCI =	$10,762,615 (DM + FC) / $28,349,750 (CRV)	= 0.3796 (Poor)



Current condition: Dorothy B Johnson Pre-K Center's current FCI is 0.152, which places the school in the Fair range based on identified deferred maintenance needs.

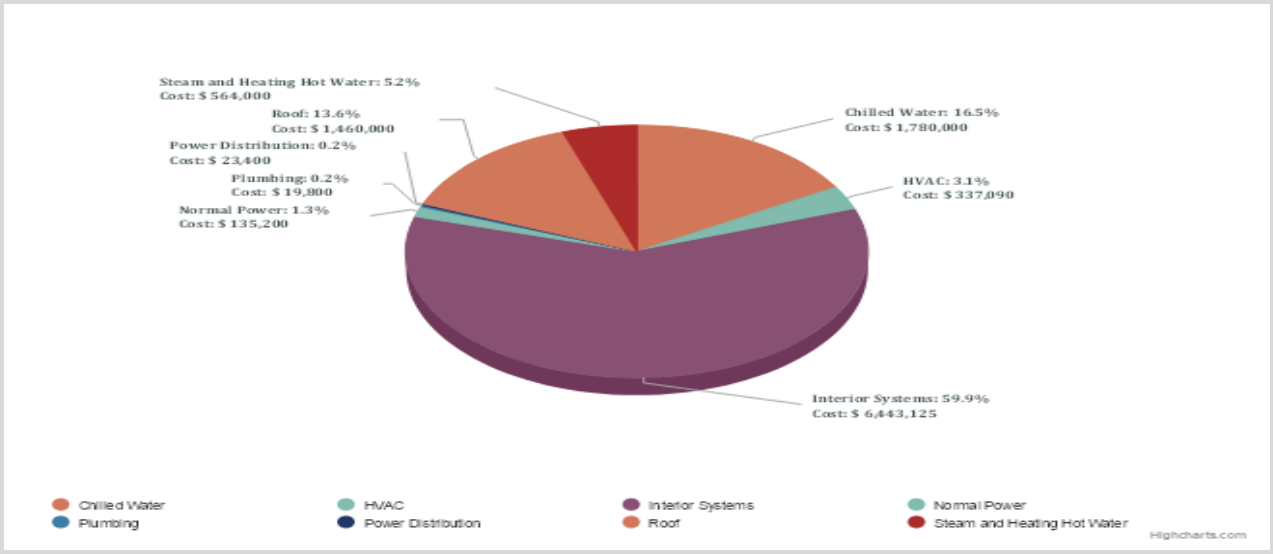


Long-term outlook: Dorothy B Johnson Pre-K Center's extended FCI is 0.3796, which is rated Poor when both deferred maintenance and future capital needs are included.

Capital Spending Plan by System

The capital spending plan identifies an estimated total need of $10.76 million. This amount includes deferred maintenance and future capital work across major building systems.

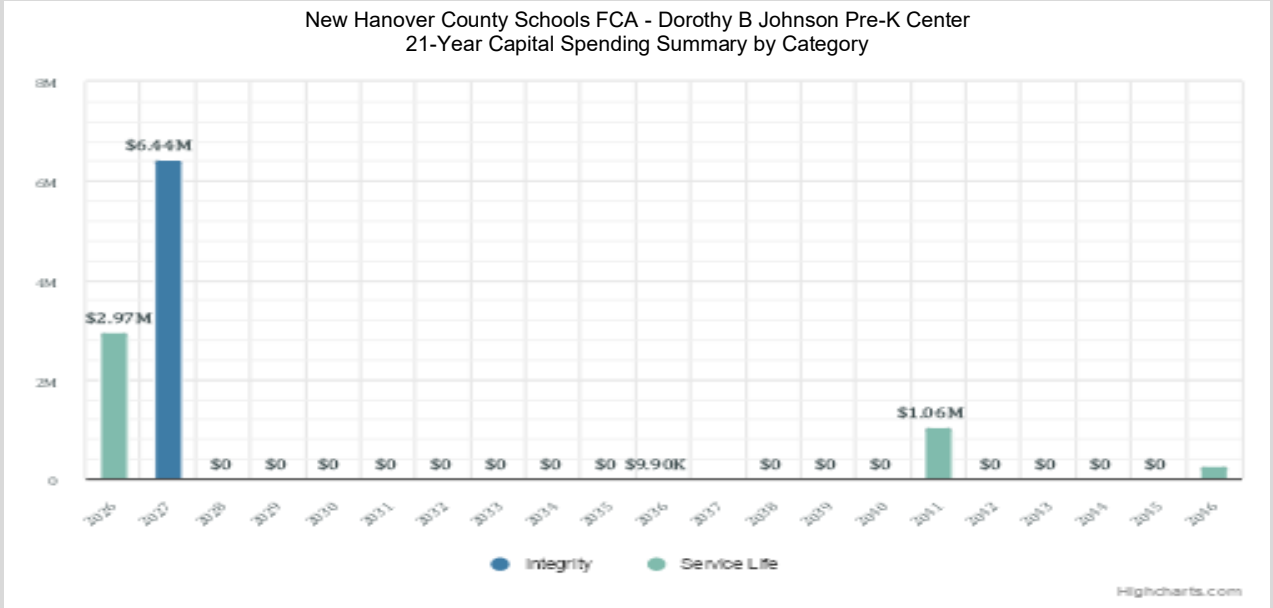
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TOTAL = $10.76M

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 = $10.76M

Integrity:	$6.44M-59.9%	Service Life:	$4.32M-40.1%

Category summary: Integrity-related work represents $6.44 million, or 59.9%. Service-life work represents $4.32 million, or 40.1%.

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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
843B-A-001	Refurbish interior finishes	2027	$3,652,000
843A-A-001	Refurbish interior finishes	2027	$1,936,125
843C-A-001	Refurbish interior finishes	2027	$855,000
843A-A-008	Replace PVC roofing sector B	2026	$833,000
843A-A-009	Replace PVC roofing sector C	2026	$199,000
SUBTOTAL			**$7,475,125**

Top 5 Electrical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
843A-E-005	Replace Square D switchboard 1	2026	$83,200
843A-E-004	Replace Square D switchboard 2	2026	$52,000
843A-E-002	Replace Square D panelboard LP	2026	$11,700
843A-E-001	Replace Square D panelboard 1	2026	$11,700
SUBTOTAL			**$158,600**

Top 5 Mechanical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
843A-M-022	Replace Baltimore cooling tower 2	2026, 2041	$880,000
843A-M-023	Replace Marley cooling tower 1	2026, 2041	$880,000
843A-M-031	Replace AERCO hot water boiler B1	2026, 2046	$282,000
843A-M-032	Replace AERCO hot water boiler B2	2026, 2046	$282,000
843A-M-021	Replace WaterFurnace water source heat pump HP-1	2026, 2041	$40,000
SUBTOTAL			**$2,364,000**

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