Executive Summary: Facility Condition Assessment

Scope

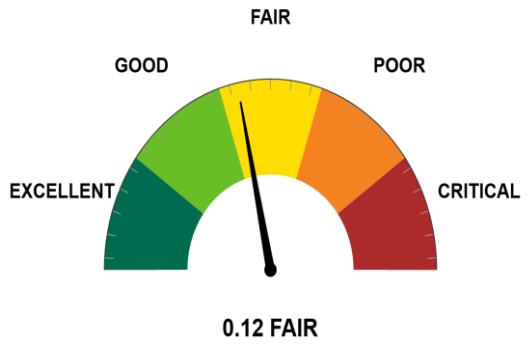
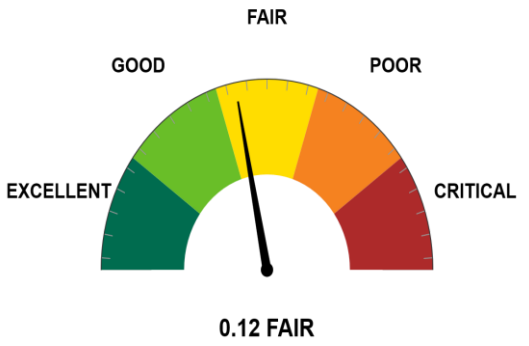
This assessment reviews the major building systems at Career Readiness Academy at Mosley. The review includes the site, building exterior, interior finishes, mechanical systems, plumbing, electrical systems, and low-voltage systems. The goal is to identify major deficiencies and estimate the capital 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 0.1179, which is rated fair. The EFCI is 0.1189, which is also rated fair because it includes both deferred maintenance and future capital needs.

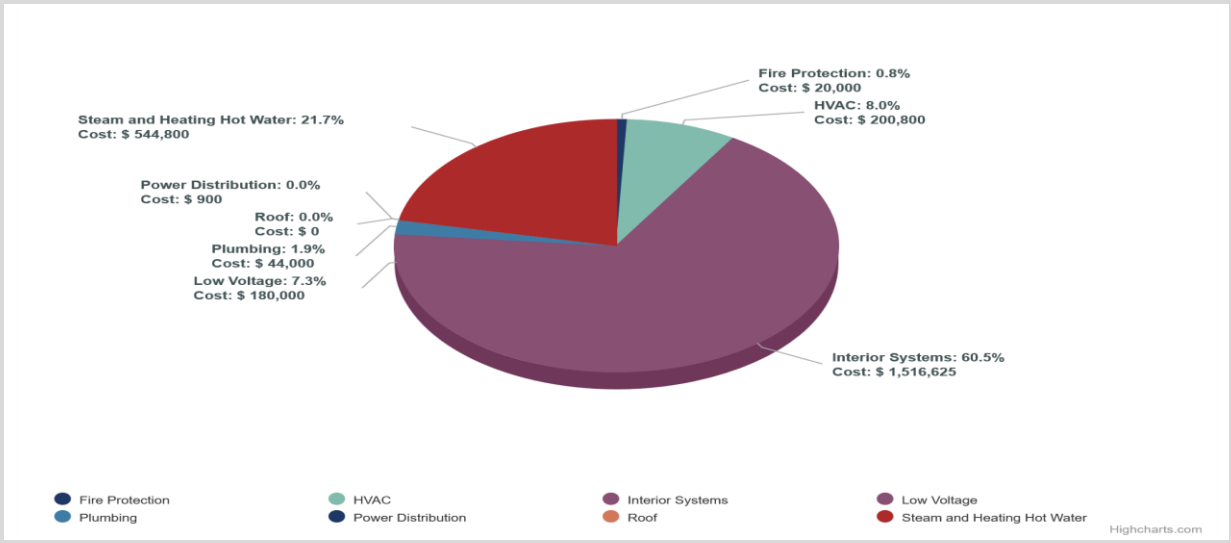
FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$2,486,225\ (DM)}{\$21,085,400\ (CRV)} = 0.1179\ (Fair)$	$EFCI = \frac{\$2,507,125\ (DM + FC)}{\$21,085,400\ (CRV)} = 0.1189\ (Fair)$

	
Current condition: Career Readiness Academy at Mosley's current FCI is 0.1179, which places the school in the Fair range based on identified deferred maintenance needs.	**Long-term outlook:** Career Readiness Academy at Mosley's extended FCI is 0.1189, which is rated Fair 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 $2.51 million. This amount includes deferred maintenance and future capital work across major building systems.

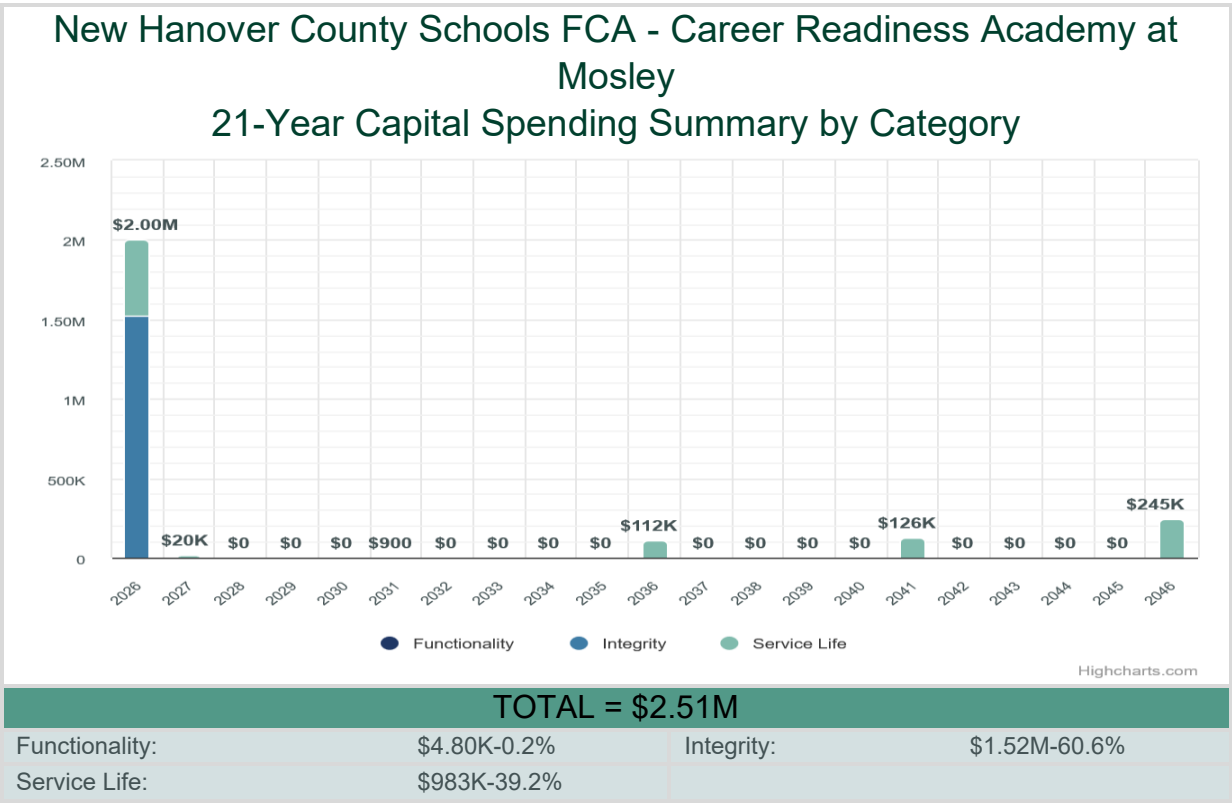
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TOTAL = $2.51M

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 = $2.51M

Functionality:	$4.80K-0.2%	Integrity:	$1.52M-60.6%
Service Life:	$983K-39.2%		

Category summary: Integrity-related work represents the largest share of the plan at $1.52 million, or 60.6%. Service-life work represents $983,000, or 39.2%. Functionality-related work represents $4,800, 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
355-A-002	Refurbish interior finishes	2026	$1,516,625
355-A-009	Replace PVC roofing sector A7	NA	$0
355-A-011	Replace PVC roofing sector C1	NA	$0
355-A-013	Replace PVC roofing sector C3	NA	$0
355-A-012	Replace PVC roofing sector C2	NA	$0
SUBTOTAL			**$1,516,625**

Top 5 Electrical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
355-E-004	Replace fire alarm control panel 1	2026, 2036	$180,000
355-E-001	Replace Square D disconnect 2	2031	$900
355-E-003	Replace Square D panelboard Office	NA	$0
SUBTOTAL			**$180,900**

Top 5 Mechanical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
355-M-004	Replace Weil-McLain hot water boiler Blunt Pre K	2026, 2046	$490,400
355-M-008	Replace fuel tank & pump 1	2026, 2041	$54,400
355-M-009	Replace A.O. Smith water heater 1	2026, 2036	$44,000
355-M-002	Replace Bard wall-mount PTAC 2	2026, 2041	$24,000
355-M-055	Replace Bard wall-mount PTAC 3	2026, 2041	$24,000
SUBTOTAL			**$636,800**

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