Executive Summary

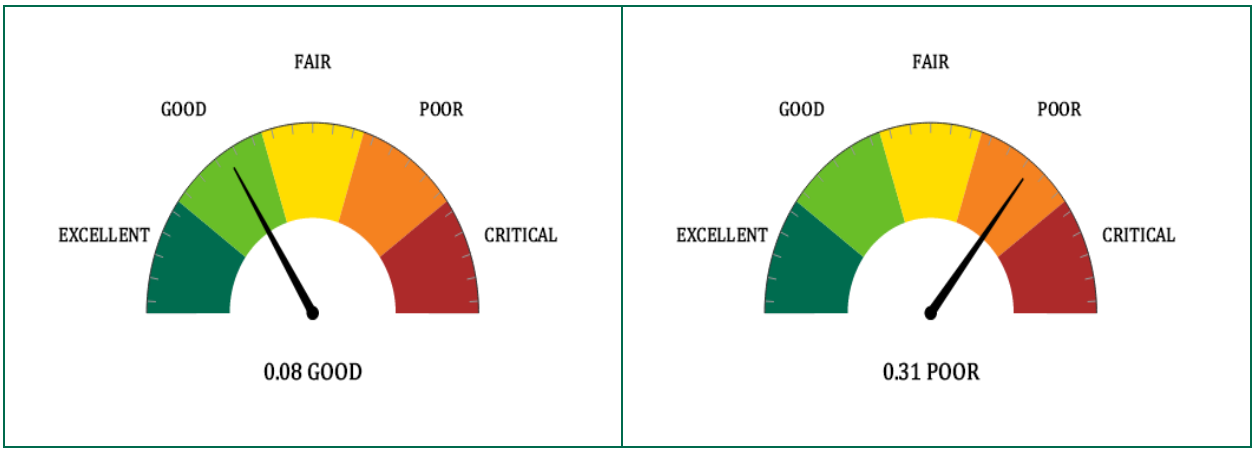
Scope

The assessment information for which follows includes a survey of the site, building envelope, interior finishes, mechanical, plumbing, electrical, and low voltage systems. The purpose of this assessment is to evaluate and identify the major building systems and equipment deficiencies which will require capital for repairs or replacement in the near and long term.

Facility Condition Index

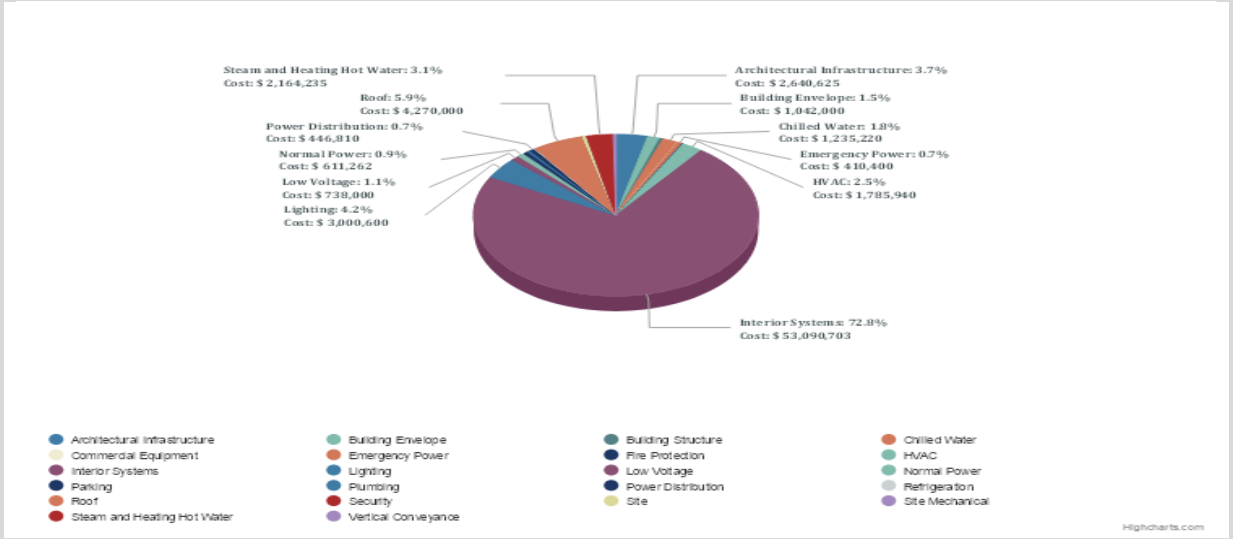
Facility Condition Index (FCI) and Extended Facility Condition Index (EFCI) are measures to understand the investment requirement in a building or group of buildings to properly perform their function. In the following graphic, DM = Deferred Maintenance, FC = Future Capital, CRV = Current Replacement Value.

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$18,854,384\ (DM)}{\$233,408,700\ (CRV)} = 0.0808$ (Good)	$EFCI = \frac{\$73,025,773\ (DM + FC)}{\$233,408,700\ (CRV)} = 0.3129$ (Poor)



Capital Spending Plan by System

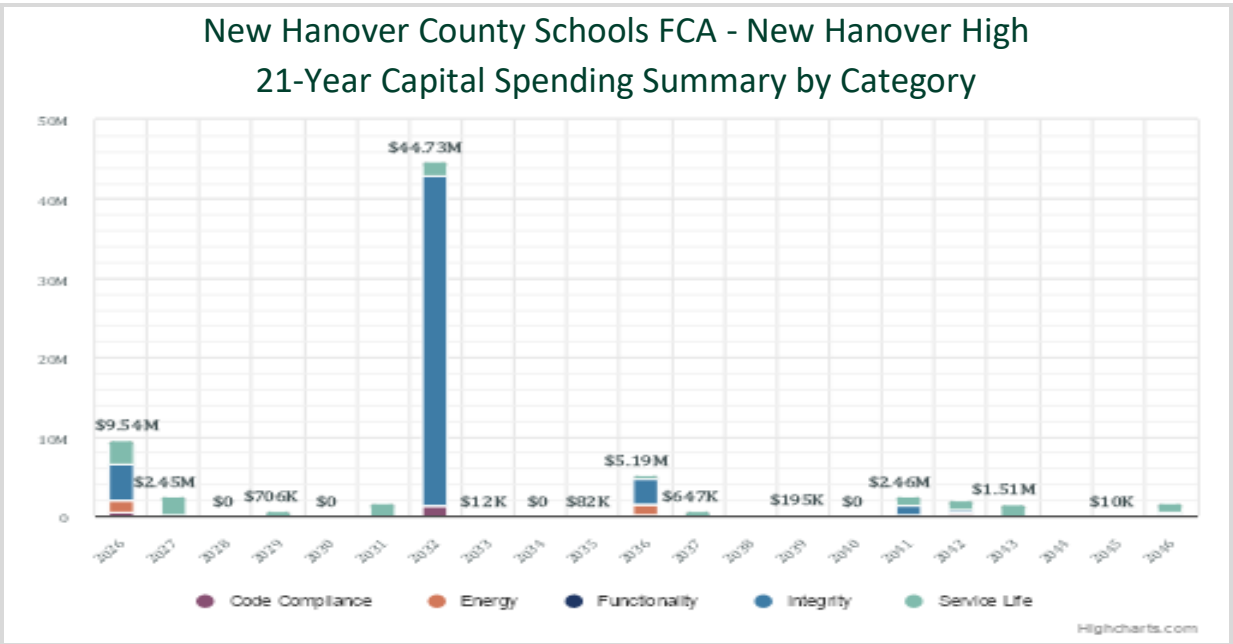
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TOTAL = $73.03M

Capital Spending Plan by Year and Category

The capital spending plan indicates the financial need over a course of years. The colors indicate the different category groups where the investments will occur.



TOTAL = $73.03M

Code Compliance:	$2.83M-3.9%	Energy:	$3.17M-4.3%
Functionality:	$106K-0.1%	Integrity:	$51.09M-70.0%
Service Life:	$15.83M-21.7%		

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Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
352B-A-009	Refurbish interior finishes	2032	$17,339,125
352A-A-030	Refurbish interior finishes	2032	$16,441,250
352C-A-027	Refurbish interior finishes	2032	$4,974,750
352A-A-013	Refurbish typical classrooms	2026, 2036	$4,560,000
352A-A-019	Refurbish cafeteria dining area	2026, 2036	$1,200,000
SUBTOTAL			$44,515,125

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
352A-E-028	Replace interior lighting	2026, 2036	$2,630,600
352A-E-001	Replace generator	2032	$400,000
352A-E-020	Replace pole-mounted street lighting	2026, 2046	$360,000
352A-E-021	Replace fire alarm control panel & alarm devices	2026, 2036	$258,000
352B-E-006	Replace fire alarm indicators	2026, 2036	$258,000
SUBTOTAL			$3,906,600

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
352C-M-011	Replace Weil hot water boiler 1	2026, 2046	$490,400
352C-M-002	Replace Aerco hot water boiler B-1	2026, 2046	$459,000
352C-M-001	Replace Aerco hot water boiler B-2	2026, 2046	$414,660
352C-M-012	Replace York chiller CH-1	2027	$348,750
352C-M-013	Replace York chiller CH-2	2027	$337,500
SUBTOTAL			$2,050,310

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