Executive Summary: Facility Condition Assessment

Scope

This assessment reviews the major building systems at 13th & Church Street (NHHS). 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.

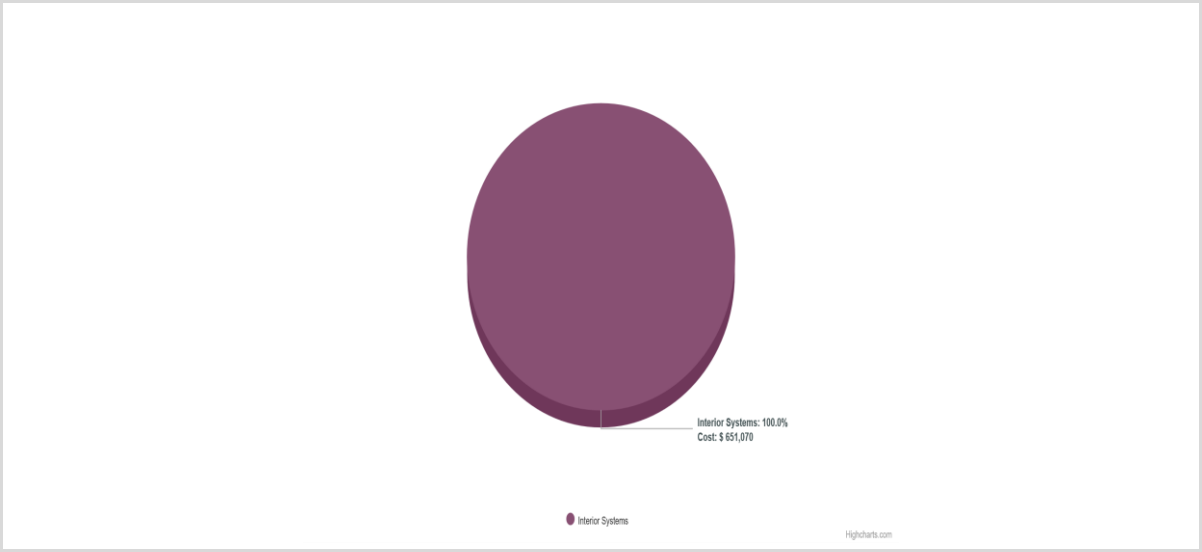
Key takeaway: The building has an FCI of 0.0, which is rated excellent. The EFCI is 0.2838, which is rated poor because it includes both deferred maintenance and future capital needs.

FACILITY CONDITION INDEX			EXTENDED FACILITY CONDITION INDEX		
FCI =	$0 (DM) / $2,294,440 (CRV)	= 0.0 (Excellent)	EFCI =	$651,070 (DM + FC) / $2,294,440 (CRV)	= 0.2838 (Poor)

Current condition: 13th & Church Street (NHHS)'s current FCI is 0.0, which places the school in the Excellent range based on identified deferred maintenance needs.	**Long-term outlook:** 13th & Church Street (NHHS)'s extended FCI is 0.2838, 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 $651K. This amount includes deferred maintenance and future capital work across major building systems.

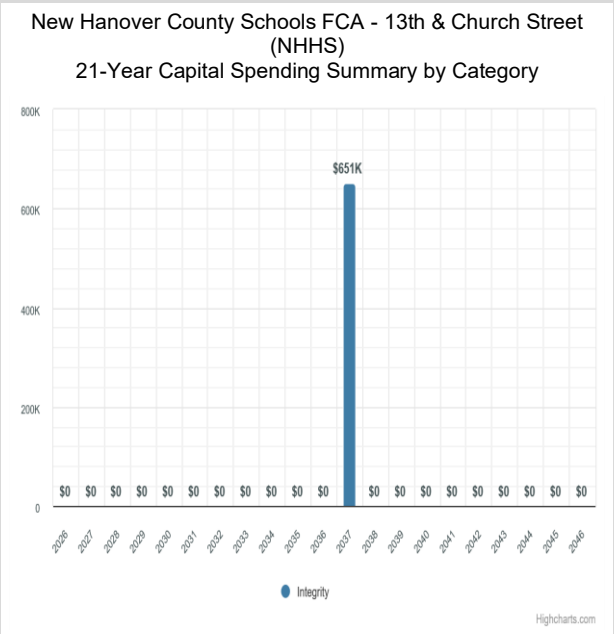


TOTAL = $651K

©2026 CBRE | TURNER & TOWNSEND PJM US LLC

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 = $651K	
Integrity:	$651K-100.0%

Category summary: Integrity-related work represents $651,000, or 100.0%.

Top 5 Architectural Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
111A-A-001	Refurbish interior finishes	2037	$538,750
111MC2-A-001	Refurbish interior finishes	2037	$56,160
111MC3-A-001	Refurbish interior finishes	2037	$56,160
SUBTOTAL			**$651,070**

©2026 CBRE | TURNER & TOWNSEND PJM US LLC