Executive Summary

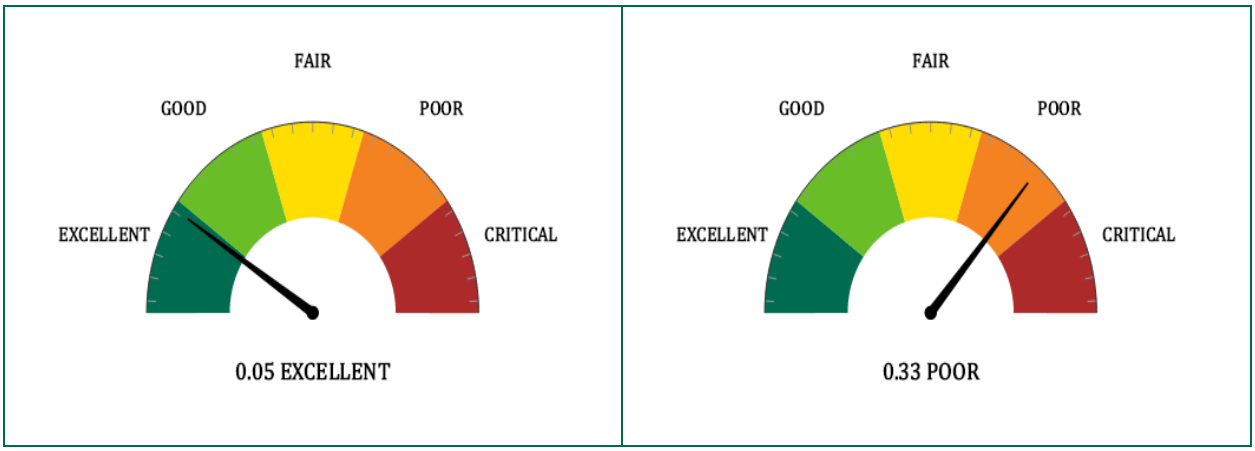
Scope

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

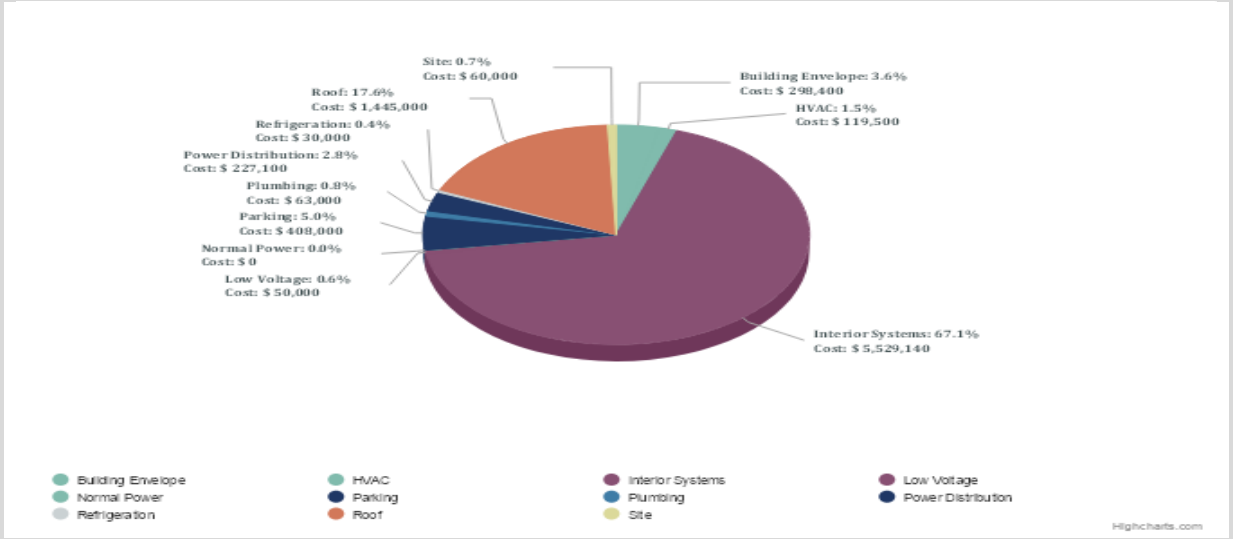
Facility Condition Index (FCI) and Extended Facility Condition Index (EFCI) are measures to understand the investment requirement in a building or group of buildings to properly perform their function. In the following graphic, DM = Deferred Maintenance, FC = Future Capital, CRV = Current Replacement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

FACILITY CONDITION INDEX	EXTENDED FACILITY CONDITION INDEX
$FCI = \frac{\$1,163,650\ (DM)}{\$25,240,600\ (CRV)} = 0.0461$ (Excellent)	$EFCI = \frac{\$8,230,140\ (DM + FC)}{\$25,240,600\ (CRV)} = 0.3261$ (Poor)



Capital Spending Plan by System

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TOTAL = $8.23M

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.

New Hanover County Schools FCA - Pine Valley Elementary 21-Year Capital Spending Summary by Category

TOTAL = $8.23M			
Code Compliance:	$6K-0.1%	Functionality:	$432K-5.2%
Integrity:	$5.89M-71.5%	Service Life:	$1.90M-23.1%

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Architectural Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
362B-A-001	Refurbish interior finishes	2031	$3,364,750
362C-A-001	Refurbish interior finishes	2031	$1,054,250
362A-A-001	Refurbish interior finishes	2031	$885,500
362B-A-003	Replace PVC roofing sector B1	2042	$512,000
362B-A-004	Replace PVC roofing sector B2	2042	$439,000
SUBTOTAL			$6,255,500

Electrical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
362A-E-006	Replace fire alarm control panel	2026, 2036	$50,000
362B-E-009	Replace Square D panelboard 4CR	2026	$41,600
362A-E-001	Replace Square D panelboard HPB	2041	$20,800
362B-E-006	Replace Square D panelboard 4B	2026	$20,800
362A-E-004	Replace Square D panelboard LPB	2026	$11,700
SUBTOTAL			$144,900

Mechanical Recommendations - Top 5

Id	Recommendation	Year(s)	Construction Cost
362B-M-004	Replace CaptiveAire kitchen exhaust hood	2027	$33,500
362B-M-001	Replace State water heater WH-1	2031, 2041	$30,000
362MC2-M-001	Replace Bard wall-mount PTAC 1	2030, 2045	$24,000
362MC3-M-001	Replace Bard wall-mount PTAC 2	2031, 2046	$24,000
362B-M-002	Replace Bradford White water heater WH-2	2031, 2041	$22,000
SUBTOTAL			$133,500

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