Executive Summary: Facility Condition Assessment

Scope

This assessment reviews the major building systems at DC Virgo Preparatory Academy. 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 0.2309, which is rated poor. The EFCI is 0.2805, which is rated poor because it includes both deferred maintenance and future capital needs.

FACILITY CONDITION INDEX			EXTENDED FACILITY CONDITION INDEX		
FCI =	$\frac{\$12,149,904 \text{ (DM)}}{\$52,611,000 \text{ (CRV)}}$	= 0.2309 (Poor)	EFCI =	$\frac{\$14,756,079 \text{ (DM + FC)}}{\$52,611,000 \text{ (CRV)}}$	= 0.2805 (Poor)



Current condition: DC Virgo Preparatory Academy's current FCI is 0.2309, which places the school in the Poor range based on identified deferred maintenance needs.

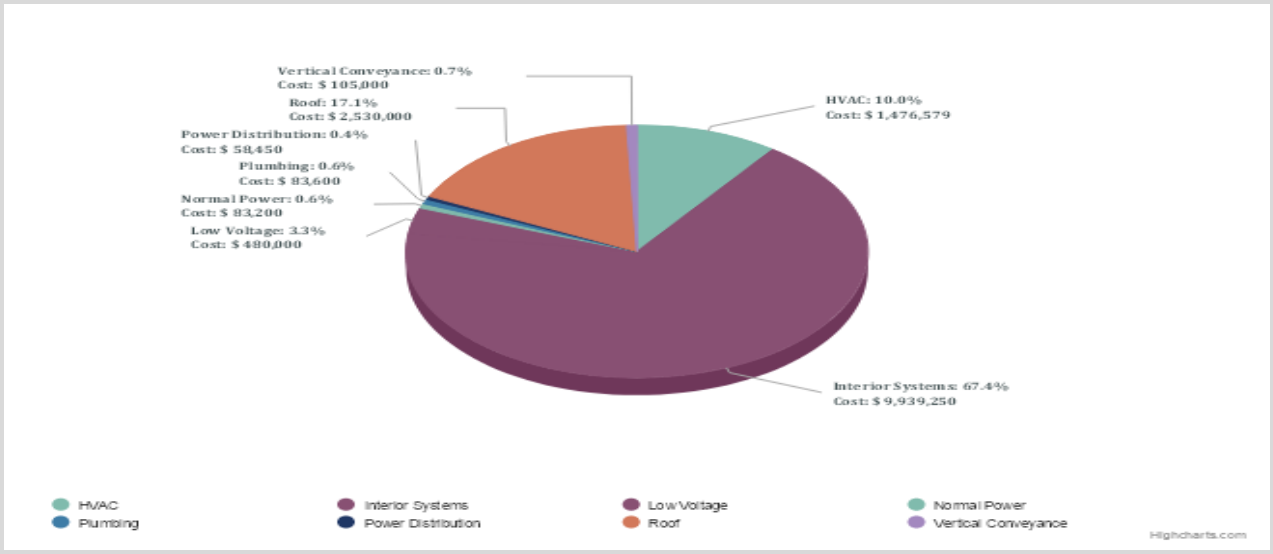


Long-term outlook: DC Virgo Preparatory Academy's extended FCI is 0.2805, which is rated Poor when both deferred maintenance and future capital needs are included.

Capital Spending Plan by System

The capital spending plan identifies an estimated total need of $14.76 million. This amount includes deferred maintenance and future capital work across major building systems.

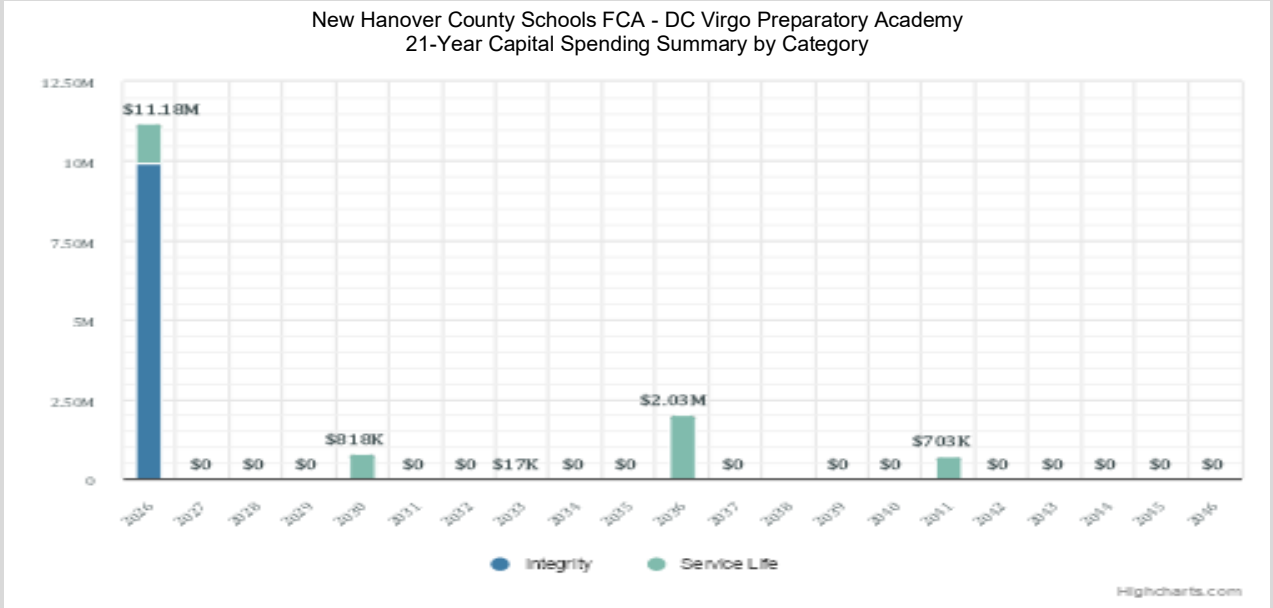
©2026 CBRE | TURNER & TOWNSEND PJM US LLC



TOTAL = $14.76M

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 = $14.76M

Integrity:	$9.94M-67.4%	Service Life:	$4.82M-32.6%

Category summary: Integrity-related work represents $9.94 million, or 67.4%. Service-life work represents $4.82 million, or 32.6%.

©2026 CBRE | TURNER & TOWNSEND PJM US LLC

Top 5 Architectural Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
320B-A-001	Refurbish interior finishes	2026	$4,720,750
320C-A-001	Refurbish interior finishes	2026	$3,668,500
320A-A-001	Refurbish interior finishes	2026	$1,550,000
320A-A-017	Replace mod-bit (SBS) roofing sector A2	2036	$727,000
320A-A-012	Replace PVC roofing sector A1	2036	$488,000
SUBTOTAL			**$11,154,250**

Top 5 Electrical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
320A-E-012	Replace fire alarm control panel 1	2026, 2036	$480,000
320A-E-003	Replace Siemens switchboard MDP	2026	$41,600
320A-E-013	DUPLICATE Modernize passenger elevator	2026	$40,000
320A-E-010	Modernize passenger elevator	2026	$40,000
320A-E-014	Replace specialty vertical conveyance 1	2030	$25,000
SUBTOTAL			**$626,600**

Top 5 Mechanical Recommendations

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

Id	Recommendation	Year(s)	Construction Cost
320A-M-033	Replace Trane packaged air conditioner 7	2026, 2041	$123,750
320A-M-068	Replace split system indoor & outdoor unit IDU-1E	2026, 2041	$101,700
320A-M-085	Replace Carrier packaged air conditioner 1	2026, 2041	$90,000
320A-M-028	Replace Carrier packaged air conditioner 4	2026, 2041	$90,000
320A-M-030	Replace Carrier packaged air conditioner 5	2026, 2041	$90,000
SUBTOTAL			**$495,450**

©2026 CBRE | TURNER & TOWNSEND PJM US LLC