

2015 Facility Condition Assessment Summary Report

This report provides a summary of the Facility Condition Index (FCI) value of a school facility and select major building systems. The FCI is a numerical representation of condition organized into five performance tiers.

Mann School

Governance	CHARTER	Report Type	Elementary
Address	5376 W. Berks St. Philadelphia, Pa 19131	Enrollment	553
Phone/Fax	215-581-5516 / N/A	Grade Range	'00-06'
Website	Www.Masterycharter.Org/Schools/Elementary-Schools/Mann-Campus/	Admissions Category	Neighborhood
		Turnaround Model	Renaissance Charter

Building/System FCI Tiers

Facility Condition Index (FCI) = $\frac{\text{Cost of Assessed Deficiencies}}{\text{Replacement Value}}$				
< 15%	15 to 25%	25 to 45%	45 to 60%	> 60%
Buildings				
Minimal Current Capital Funding Required	Refurbish Systems in building	Replace Systems in building.	Building should be considered for major renovation.	Building should be considered for closing/replacement.
Systems				
Perform routine maintenance on system	System requires minor repairs	System should be studied to determine repair vs. replacement.	System is nearing end of its life expectancy and should be considered for replacement	System should be replaced as part of the Capital Program

Building and Grounds

	FCI	Repair Costs	Replacement Cost
Overall	47.70%	\$15,624,702	\$32,753,831
Building	49.01 %	\$15,591,566	\$31,810,162
Grounds	03.51 %	\$33,136	\$944,953

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$608,012
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$2,369,622
Windows (Shows functionality of exterior windows)	142.69 %	\$1,649,822	\$1,156,242
Exterior Doors (Shows condition of exterior doors)	19.57 %	\$18,215	\$93,090
Interior Doors (Classroom doors)	423.41 %	\$954,117	\$225,342
Interior Walls (Paint and Finishes)	07.89 %	\$67,739	\$858,602
Plumbing Fixtures	26.91 %	\$233,545	\$867,984
Boilers	00.00 %	\$0	\$1,198,614
Chillers/Cooling Towers	65.60 %	\$1,031,013	\$1,571,616
Radiators/Unit Ventilators/HVAC	117.47 %	\$3,242,005	\$2,759,958
Heating/Cooling Controls	158.90 %	\$1,377,224	\$866,700
Electrical Service and Distribution	152.56 %	\$950,056	\$622,740
Lighting	70.21 %	\$1,563,278	\$2,226,456
Communications and Security (Cameras, Pa System and Fire Alarm)	52.57 %	\$438,441	\$833,958

Please note that some FCI's may be over 100 because there are times when replacing a building system requires that other building systems be upgraded to complete the installation.