

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.

Mayfair School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	3001 Princeton Ave.	Enrollment	1443
	Philadelphia, Pa 19149	Grade Range	'00-08'
Phone/Fax	215-335-5651 / 215-335-5035	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Mayfair	Turnaround Model	N/A

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	42.55%	\$17,278,574	\$40,608,303
Building	45.92 %	\$16,865,885	\$36,731,869
Grounds	10.63 %	\$412,689	\$3,882,794

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$1,783,609
Exterior Walls (Shows condition of the structural condition of the exterior facade)	18.36 %	\$487,791	\$2,657,520
Windows (Shows functionality of exterior windows)	148.29 %	\$1,922,960	\$1,296,720
Exterior Doors (Shows condition of exterior doors)	165.23 %	\$172,495	\$104,400
Interior Doors (Classroom doors)	336.95 %	\$851,547	\$252,720
Interior Walls (Paint and Finishes)	03.36 %	\$40,606	\$1,210,320
Plumbing Fixtures	61.98 %	\$603,329	\$973,440
Boilers	50.77 %	\$682,475	\$1,344,240
Chillers/Cooling Towers	68.34 %	\$1,204,455	\$1,762,560
Radiators/Unit Ventilators/HVAC	101.17 %	\$3,131,420	\$3,095,280
Heating/Cooling Controls	165.53 %	\$1,608,907	\$972,000
Electrical Service and Distribution	191.50 %	\$1,337,457	\$698,400
Lighting	69.15 %	\$1,726,676	\$2,496,960
Communications and Security (Cameras, Pa System and Fire Alarm)	96.17 %	\$899,486	\$935,280

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.