

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.

Masterman School

Governance	DISTRICT	Report Type	Middlehigh
Address	1699 Spring Garden St. Philadelphia, Pa 19130	Enrollment	1189
Phone/Fax	215-299-4661 / 215-299-3425	Grade Range	'05-12'
Website	Www.Philasd.Org/Schools/Masterman	Admissions Category	Special Admit
		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	40.78%	\$22,526,950	\$55,240,570
Building	39.54 %	\$21,641,107	\$54,726,279
Grounds	174.38 %	\$885,843	\$507,991

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	128.21 %	\$1,201,040	\$936,753
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$4,596,900
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$2,247,000
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$152,250
Interior Doors (Classroom doors)	27.48 %	\$101,296	\$368,550
Interior Walls (Paint and Finishes)	72.53 %	\$1,280,263	\$1,765,050
Plumbing Fixtures	03.20 %	\$45,475	\$1,419,600
Boilers	00.00 %	\$0	\$1,960,350
Chillers/Cooling Towers	61.11 %	\$1,570,742	\$2,570,400
Radiators/Unit Ventilators/HVAC	157.13 %	\$7,092,918	\$4,513,950
Heating/Cooling Controls	158.90 %	\$2,252,470	\$1,417,500
Electrical Service and Distribution	105.69 %	\$1,076,434	\$1,018,500
Lighting	34.16 %	\$1,243,982	\$3,641,400
Communications and Security (Cameras, Pa System and Fire Alarm)	58.02 %	\$791,418	\$1,363,950

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.