

## 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.

### Mastbaum School

|            |                                  |                     |          |
|------------|----------------------------------|---------------------|----------|
| Governance | DISTRICT                         | Report Type         | High     |
| Address    | 3116 Frankford Ave.              | Enrollment          | 746      |
|            | Philadelphia, Pa 19134           | Grade Range         | '09-12'  |
| Phone/Fax  | 215-291-4703 / 215-291-5657      | Admissions Category | Citywide |
| Website    | Www.Philasd.Org/Schools/Mastbaum | 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     |
|----------------|---------------|---------------------|----------------------|
| <b>Overall</b> | <b>11.83%</b> | <b>\$14,572,165</b> | <b>\$123,190,539</b> |
| Building       | 11.76 %       | \$14,396,327        | \$122,366,220        |
| Grounds        | 21.33 %       | \$175,838           | \$824,319            |

### Major Building Systems

| Building System  | System FCI | Repair Costs | Replacement Cost |
|--|------------|--------------|------------------|
| <b>Roof</b> (Shows physical condition of roof)   | 00.00 %    | \$0          | \$1,920,920      |
| <b>Exterior Walls</b> (Shows condition of the structural condition of the exterior facade) | 09.99 %    | \$807,237    | \$8,079,760      |
| <b>Windows</b> (Shows functionality of exterior windows)                                   | 00.00 %    | \$0          | \$3,012,230      |
| <b>Exterior Doors</b> (Shows condition of exterior doors)                                  | 00.00 %    | \$0          | \$369,070        |
| <b>Interior Doors</b> (Classroom doors)  | 137.79 %   | \$1,144,941  | \$830,960        |
| <b>Interior Walls</b> (Paint and Finishes)   | 41.15 %    | \$1,027,081  | \$2,496,210      |
| <b>Plumbing Fixtures</b>   | 00.00 %    | \$0          | \$6,979,180      |
| <b>Boilers</b>   | 07.37 %    | \$304,183    | \$4,126,070      |
| <b>Chillers/Cooling Towers</b>   | 22.26 %    | \$1,204,455  | \$5,410,080      |
| <b>Radiators/Unit Ventilators/HVAC</b>   | 14.90 %    | \$1,415,385  | \$9,500,790      |
| <b>Heating/Cooling Controls</b>  | 00.00 %    | \$0          | \$2,983,500      |
| <b>Electrical Service and Distribution</b>   | 00.90 %    | \$25,098     | \$2,782,390      |
| <b>Lighting</b>  | 22.58 %    | \$1,730,238  | \$7,664,280      |
| <b>Communications and Security</b> (Cameras, Pa System and Fire Alarm)                     | 07.71 %    | \$221,400    | \$2,870,790      |

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.