

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.

Rhawnhurst School

| | | | |
|------------|------------------------------------|---------------------|--------------|
| Governance | DISTRICT | Report Type | Elementary |
| Address | 7809 Castor Ave. | Enrollment | 598 |
| | Philadelphia, Pa 19152 | Grade Range | '00-05' |
| Phone/Fax | 215-728-5013 / 215-728-5931 | Admissions Category | Neighborhood |
| Website | Www.Philasd.Org/Schools/Rhawnhurst | 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 | 45.98% | \$14,241,292 | \$30,976,025 |
| Building | 52.18 % | \$13,962,987 | \$26,761,288 |
| Grounds | 05.96 % | \$278,306 | \$4,667,901 |

Major Building Systems

| Building System | System FCI | Repair Costs | Replacement Cost |
|--|------------|--------------|------------------|
| Roof (Shows physical condition of roof) | 86.31 % | \$1,331,783 | \$1,543,104 |
| Exterior Walls (Shows condition of the structural condition of the exterior facade) | 08.97 % | \$128,834 | \$1,436,120 |
| Windows (Shows functionality of exterior windows) | 159.68 % | \$1,001,146 | \$626,980 |
| Exterior Doors (Shows condition of exterior doors) | 136.43 % | \$104,809 | \$76,820 |
| Interior Doors (Classroom doors) | 308.14 % | \$532,958 | \$172,960 |
| Interior Walls (Paint and Finishes) | 03.36 % | \$20,415 | \$607,660 |
| Plumbing Fixtures | 31.96 % | \$464,332 | \$1,452,680 |
| Boilers | 120.97 % | \$1,038,883 | \$858,820 |
| Chillers/Cooling Towers | 65.60 % | \$738,718 | \$1,126,080 |
| Radiators/Unit Ventilators/HVAC | 208.52 % | \$4,123,645 | \$1,977,540 |
| Heating/Cooling Controls | 158.90 % | \$986,794 | \$621,000 |
| Electrical Service and Distribution | 157.91 % | \$704,615 | \$446,200 |
| Lighting | 08.04 % | \$128,311 | \$1,595,280 |
| Communications and Security (Cameras, Pa System and Fire Alarm) | 83.35 % | \$498,043 | \$597,540 |

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.