

## 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.

### Munoz-Marin School

|            |                               |                     |                  |
|------------|-------------------------------|---------------------|------------------|
| Governance | DISTRICT                      | Report Type         | Elementarymiddle |
| Address    | 3300 N. 3Rd St.               | Enrollment          | 647              |
|            | Philadelphia, Pa 19140        | Grade Range         | '00-08'          |
| Phone/Fax  | 215-291-8825 / 215-291-8845   | Admissions Category | Neighborhood     |
| Website    | Www.Philasd.Org/Schools/Marin | Turnaround Model    | Turnaround       |

### 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>19.73%</b> | <b>\$12,105,450</b> | <b>\$61,367,415</b> |
| Building       | 19.82 %       | \$11,869,775        | \$59,874,292        |
| Grounds        | 15.78 %       | \$235,675           | \$1,493,123         |

### Major Building Systems

| Building System  | System FCI | Repair Costs | Replacement Cost |
|--|------------|--------------|------------------|
| <b>Roof</b> (Shows physical condition of roof)   | 89.44 %    | \$1,951,604  | \$2,182,131      |
| <b>Exterior Walls</b> (Shows condition of the structural condition of the exterior facade) | 00.00 %    | \$0          | \$4,401,518      |
| <b>Windows</b> (Shows functionality of exterior windows)                                   | 00.00 %    | \$0          | \$2,147,693      |
| <b>Exterior Doors</b> (Shows condition of exterior doors)                                  | 136.71 %   | \$236,397    | \$172,913        |
| <b>Interior Doors</b> (Classroom doors)  | 00.00 %    | \$0          | \$418,568        |
| <b>Interior Walls</b> (Paint and Finishes)   | 00.00 %    | \$0          | \$2,004,594      |
| <b>Plumbing Fixtures</b>   | 04.70 %    | \$75,792     | \$1,612,260      |
| <b>Boilers</b>   | 10.64 %    | \$236,958    | \$2,226,398      |
| <b>Chillers/Cooling Towers</b>   | 21.22 %    | \$619,332    | \$2,919,240      |
| <b>Radiators/Unit Ventilators/HVAC</b>   | 35.69 %    | \$1,829,914  | \$5,126,558      |
| <b>Heating/Cooling Controls</b>  | 132.68 %   | \$2,135,935  | \$1,609,875      |
| <b>Electrical Service and Distribution</b>   | 00.00 %    | \$0          | \$1,156,725      |
| <b>Lighting</b>  | 26.76 %    | \$1,106,729  | \$4,135,590      |
| <b>Communications and Security</b> (Cameras, Pa System and Fire Alarm)                     | 39.54 %    | \$612,456    | \$1,549,058      |

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.