

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.

Hill-Freedman at Leeds School

| | | | |
|------------|---|---------------------|---------------|
| Governance | DISTRICT | Report Type | Middlehigh |
| Address | 1100 E. Mt. Pleasant Ave. Philadelphia, Pa 19150 | Enrollment | 662 |
| Phone/Fax | 215-400-3530 / 215-400-3531 | Grade Range | '06-12' |
| Website | Www.Philasd.Org/Schools/Hill-Freedman | 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 | 42.89% | \$36,470,031 | \$85,036,297 |
| Building | 43.97 % | \$35,552,652 | \$80,850,615 |
| Grounds | 21.92 % | \$917,379 | \$4,185,682 |

Major Building Systems

| Building System | System FCI | Repair Costs | Replacement Cost |
|--|------------|--------------|------------------|
| Roof (Shows physical condition of roof) | 00.00 % | \$0 | \$1,894,252 |
| Exterior Walls (Shows condition of the structural condition of the exterior facade) | 00.00 % | \$0 | \$7,366,379 |
| Windows (Shows functionality of exterior windows) | 34.58 % | \$1,245,223 | \$3,600,743 |
| Exterior Doors (Shows condition of exterior doors) | 89.59 % | \$218,576 | \$243,976 |
| Interior Doors (Classroom doors) | 201.94 % | \$1,192,647 | \$590,589 |
| Interior Walls (Paint and Finishes) | 00.00 % | \$0 | \$1,500,521 |
| Plumbing Fixtures | 01.33 % | \$30,317 | \$2,274,862 |
| Boilers | 03.23 % | \$101,394 | \$3,141,396 |
| Chillers/Cooling Towers | 67.94 % | \$2,798,416 | \$4,118,980 |
| Radiators/Unit Ventilators/HVAC | 139.38 % | \$10,082,284 | \$7,233,454 |
| Heating/Cooling Controls | 132.68 % | \$3,013,756 | \$2,271,497 |
| Electrical Service and Distribution | 185.73 % | \$3,031,322 | \$1,632,112 |
| Lighting | 48.82 % | \$2,848,474 | \$5,835,222 |
| Communications and Security (Cameras, Pa System and Fire Alarm) | 03.52 % | \$76,913 | \$2,185,684 |

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.