

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.

Wister School

| | | | |
|------------|--|---------------------|---------------------|
| Governance | CHARTER | Report Type | Elementary |
| Address | 67 E. Brighthurst St. Philadelphia, Pa 19144 | Enrollment | 522 |
| Phone/Fax | N/A / N/A | Grade Range | '00-05' |
| Website | Http://Www.Masterycharter.Org/Schools/Elementary-Schools/John-Wister-Elementary/ | Admissions Category | Neighborhood |
| | | Turnaround Model | Renaissance Charter |

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 | 45.35% | \$22,482,848 | \$49,573,984 |
| Building | 46.24 % | \$22,014,447 | \$47,612,533 |
| Grounds | 21.02 % | \$468,401 | \$2,228,539 |

Major Building Systems

| Building System | System FCI | Repair Costs | Replacement Cost |
|--|------------|--------------|------------------|
| Roof (Shows physical condition of roof) | 89.33 % | \$1,118,716 | \$1,252,383 |
| Exterior Walls (Shows condition of the structural condition of the exterior facade) | 09.60 % | \$332,176 | \$3,459,021 |
| Windows (Shows functionality of exterior windows) | 118.50 % | \$1,999,981 | \$1,687,807 |
| Exterior Doors (Shows condition of exterior doors) | 215.30 % | \$292,567 | \$135,887 |
| Interior Doors (Classroom doors) | 105.53 % | \$347,127 | \$328,940 |
| Interior Walls (Paint and Finishes) | 00.00 % | \$0 | \$1,844,312 |
| Plumbing Fixtures | 37.21 % | \$471,516 | \$1,267,027 |
| Boilers | 14.03 % | \$245,555 | \$1,749,659 |
| Chillers/Cooling Towers | 48.30 % | \$1,108,098 | \$2,294,143 |
| Radiators/Unit Ventilators/HVAC | 107.68 % | \$4,338,156 | \$4,028,808 |
| Heating/Cooling Controls | 157.69 % | \$1,995,045 | \$1,265,153 |
| Electrical Service and Distribution | 87.35 % | \$794,010 | \$909,036 |
| Lighting | 28.86 % | \$937,894 | \$3,250,036 |
| Communications and Security (Cameras, Pa System and Fire Alarm) | 61.73 % | \$751,502 | \$1,217,358 |

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.