

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.

Wagner Middle School

Governance	DISTRICT	Report Type	Middle
Address	1701 Chelton Ave.	Enrollment	524
	Philadelphia, Pa 19126	Grade Range	'06-08'
Phone/Fax	215-276-5252 / 215-276-5849	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Wagner	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	31.87%	\$15,731,894	\$49,358,652
Building	32.18 %	\$15,638,985	\$48,603,482
Grounds	09.39 %	\$92,909	\$989,742

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	11.46 %	\$321,244	\$2,803,216
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$3,571,966
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$1,746,005
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$118,304
Interior Doors (Classroom doors)	17.10 %	\$48,978	\$286,377
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$1,292,370
Plumbing Fixtures	00.00 %	\$0	\$1,103,083
Boilers	00.00 %	\$0	\$1,523,267
Chillers/Cooling Towers	65.60 %	\$1,310,290	\$1,997,299
Radiators/Unit Ventilators/HVAC	214.20 %	\$7,512,924	\$3,507,511
Heating/Cooling Controls	00.00 %	\$0	\$1,101,452
Electrical Service and Distribution	100.69 %	\$796,885	\$791,413
Lighting	39.99 %	\$1,131,415	\$2,829,507
Communications and Security (Cameras, Pa System and Fire Alarm)	21.92 %	\$232,280	\$1,059,841

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.