

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.

Duckrey School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	1501 W. Diamond St. Philadelphia, Pa 19121	Enrollment	658
Phone/Fax	215-684-5066 / 215-684-8927	Grade Range	'00-08'
Website	Www.Philasd.Org/Schools/Duckrey	Admissions Category	Neighborhood
		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	50.76%	\$25,802,441	\$50,827,491
Building	50.84 %	\$25,231,895	\$49,625,718
Grounds	17.89 %	\$570,546	\$3,189,694

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	89.37 %	\$1,355,280	\$1,516,467
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$3,732,155
Windows (Shows functionality of exterior windows)	58.18 %	\$1,059,517	\$1,821,081
Exterior Doors (Shows condition of exterior doors)	62.12 %	\$91,073	\$146,617
Interior Doors (Classroom doors)	161.30 %	\$572,470	\$354,914
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$1,601,661
Plumbing Fixtures	18.78 %	\$256,763	\$1,367,075
Boilers	07.03 %	\$132,669	\$1,887,817
Chillers/Cooling Towers	172.60 %	\$4,272,322	\$2,475,295
Radiators/Unit Ventilators/HVAC	128.98 %	\$5,606,784	\$4,346,934
Heating/Cooling Controls	132.68 %	\$1,811,111	\$1,365,053
Electrical Service and Distribution	133.86 %	\$1,312,901	\$980,816
Lighting	36.24 %	\$1,270,927	\$3,506,668
Communications and Security (Cameras, Pa System and Fire Alarm)	45.64 %	\$599,523	\$1,313,484

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.