

## 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.

### Gideon School

|            |                                |                     |                  |
|------------|--------------------------------|---------------------|------------------|
| Governance | DISTRICT                       | Report Type         | Elementarymiddle |
| Address    | 2817 W. Glenwood Ave.          | Enrollment          | 284              |
|            | Philadelphia, Pa 19121         | Grade Range         | '00-08'          |
| Phone/Fax  | 215-684-5072 / 215-684-8917    | Admissions Category | Neighborhood     |
| Website    | Www.Philasd.Org/Schools/Gideon | 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    |
|----------------|---------------|---------------------|---------------------|
| <b>Overall</b> | <b>42.77%</b> | <b>\$14,912,336</b> | <b>\$34,862,490</b> |
| Building       | 44.06 %       | \$14,728,531        | \$33,426,720        |
| Grounds        | 30.79 %       | \$442,029           | \$1,435,770         |

### Major Building Systems

| Building System  | System FCI | Repair Costs | Replacement Cost |
|--|------------|--------------|------------------|
| <b>Roof</b> (Shows physical condition of roof)   | 00.00 %    | \$0          | \$942,507        |
| <b>Exterior Walls</b> (Shows condition of the structural condition of the exterior facade) | 00.52 %    | \$12,916     | \$2,472,970      |
| <b>Windows</b> (Shows functionality of exterior windows)                                   | 144.27 %   | \$1,740,920  | \$1,206,670      |
| <b>Exterior Doors</b> (Shows condition of exterior doors)                                  | 90.53 %    | \$87,948     | \$97,150         |
| <b>Interior Doors</b> (Classroom doors)  | 164.31 %   | \$386,418    | \$235,170        |
| <b>Interior Walls</b> (Paint and Finishes)   | 49.37 %    | \$650,959    | \$1,318,560      |
| <b>Plumbing Fixtures</b>   | 39.50 %    | \$357,793    | \$905,840        |
| <b>Boilers</b>   | 00.00 %    | \$0          | \$1,250,890      |
| <b>Chillers/Cooling Towers</b>   | 64.08 %    | \$1,051,043  | \$1,640,160      |
| <b>Radiators/Unit Ventilators/HVAC</b>   | 130.46 %   | \$3,757,540  | \$2,880,330      |
| <b>Heating/Cooling Controls</b>  | 158.90 %   | \$1,437,288  | \$904,500        |
| <b>Electrical Service and Distribution</b>   | 109.27 %   | \$710,160    | \$649,900        |
| <b>Lighting</b>  | 39.72 %    | \$922,940    | \$2,323,560      |
| <b>Communications and Security</b> (Cameras, Pa System and Fire Alarm)                     | 86.57 %    | \$753,483    | \$870,330        |

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.