

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.

Belmont School

Governance	CHARTER	Report Type	Elementarymiddle
Address	4030 Brown St. Philadelphia, Pa 19104	Enrollment	670
Phone/Fax	215-823-8208 / 215-823-8209	Grade Range	'00-08'
Website	215-823-8208 / 215-823-8209 Www.Cea-Philly.Org/Index.Php/Our-Schools/Belmont-Charter-School	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	53.04%	\$23,347,324	\$44,020,819
Building	52.81 %	\$22,072,223	\$41,795,790
Grounds	57.26 %	\$1,275,101	\$2,226,769

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	89.59 %	\$745,404	\$832,040
Exterior Walls (Shows condition of the structural condition of the exterior facade)	10.06 %	\$322,895	\$3,211,170
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$1,566,870
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$126,150
Interior Doors (Classroom doors)	312.45 %	\$954,117	\$305,370
Interior Walls (Paint and Finishes)	14.45 %	\$135,478	\$937,670
Plumbing Fixtures	34.28 %	\$403,177	\$1,176,240
Boilers	32.27 %	\$524,194	\$1,624,290
Chillers/Cooling Towers	65.60 %	\$1,397,167	\$2,129,760
Radiators/Unit Ventilators/HVAC	139.78 %	\$5,227,847	\$3,740,130
Heating/Cooling Controls	158.90 %	\$1,866,332	\$1,174,500
Electrical Service and Distribution	268.29 %	\$2,264,097	\$843,900
Lighting	54.55 %	\$1,645,984	\$3,017,160
Communications and Security (Cameras, Pa System and Fire Alarm)	40.94 %	\$462,644	\$1,130,130

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.