

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.

Sullivan School

Governance	DISTRICT	Report Type	Elementary
Address	5300 Ditman St. Philadelphia, Pa 19124	Enrollment	758
Phone/Fax	215-537-2524 / 215-537-2984	Grade Range	'00-05'
Website	Www.Philasd.Org/Schools/Sullivan	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	52.90%	\$18,273,949	\$34,543,112
Building	54.14 %	\$17,795,913	\$32,871,954
Grounds	24.38 %	\$478,035	\$1,961,080

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	89.00 %	\$724,205	\$813,744
Exterior Walls (Shows condition of the structural condition of the exterior facade)	05.98 %	\$143,408	\$2,399,150
Windows (Shows functionality of exterior windows)	160.26 %	\$1,876,062	\$1,170,650
Exterior Doors (Shows condition of exterior doors)	59.31 %	\$55,898	\$94,250
Interior Doors (Classroom doors)	208.29 %	\$475,223	\$228,150
Interior Walls (Paint and Finishes)	20.31 %	\$209,065	\$1,029,600
Plumbing Fixtures	21.43 %	\$188,315	\$878,800
Boilers	108.10 %	\$1,311,841	\$1,213,550
Chillers/Cooling Towers	67.94 %	\$1,081,057	\$1,591,200
Radiators/Unit Ventilators/HVAC	167.81 %	\$4,689,270	\$2,794,350
Heating/Cooling Controls	132.68 %	\$1,164,241	\$877,500
Electrical Service and Distribution	150.92 %	\$951,555	\$630,500
Lighting	46.71 %	\$1,052,847	\$2,254,200
Communications and Security (Cameras, Pa System and Fire Alarm)	19.53 %	\$164,875	\$844,350

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.