

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.

Willard School

Governance	DISTRICT	Report Type	Elementary
Address	1930 E. Elkhart St. Philadelphia, Pa 19134	Enrollment	752
Phone/Fax	215-291-4714 / 215-291-4161	Grade Range	'00-04'
Website	Www.Philasd.Org/Schools/Willard	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	00.46%	\$242,339	\$52,429,167
Building	00.32 %	\$160,786	\$50,256,330
Grounds	03.75 %	\$81,553	\$2,172,837

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.12 %	\$3,202	\$2,759,389
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$3,589,904
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$1,751,671
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$141,028
Interior Doors (Classroom doors)	00.00 %	\$0	\$341,386
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$1,634,957
Plumbing Fixtures	00.00 %	\$0	\$1,314,969
Boilers	00.00 %	\$0	\$1,815,863
Chillers/Cooling Towers	00.00 %	\$0	\$2,380,949
Radiators/Unit Ventilators/HVAC	00.00 %	\$0	\$4,181,250
Heating/Cooling Controls	00.00 %	\$0	\$1,313,024
Electrical Service and Distribution	00.00 %	\$0	\$943,432
Lighting	00.00 %	\$0	\$3,373,011
Communications and Security (Cameras, Pa System and Fire Alarm)	12.47 %	\$157,584	\$1,263,420

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.

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Willard Annex School

Governance	DISTRICT	Report Type	Elementary
Address	3072 Frankford Ave	Enrollment	
	Philadelphia, Pa 19134	Grade Range	'00-04'
Phone/Fax	215-291-4714 / 215-291-4161	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Willard	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.
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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	29.18%	\$1,501,276	\$5,145,025
Building	25.53 %	\$1,461,784	\$5,725,446
Grounds	211.65 %	\$39,492	\$18,659

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$419,184
Exterior Walls (Shows condition of the structural condition of the exterior facade)	08.91 %	\$26,465	\$296,902
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$129,621
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$15,882
Interior Doors (Classroom doors)	00.00 %	\$0	\$35,758
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$159,863
Plumbing Fixtures	00.00 %	\$0	\$300,326
Boilers	00.00 %	\$0	\$177,552
Chillers/Cooling Towers	00.00 %	\$0	\$232,805
Radiators/Unit Ventilators/HVAC	213.23 %	\$871,739	\$408,835
Heating/Cooling Controls	158.90 %	\$204,009	\$128,385
Electrical Service and Distribution	00.00 %	\$0	\$92,247
Lighting	00.00 %	\$0	\$329,807
Communications and Security (Cameras, Pa System and Fire Alarm)	54.24 %	\$67,007	\$123,535

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.