

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.

Cayuga School

Governance	DISTRICT	Report Type	Elementary
Address	4344-4358 N. 5Th St. Philadelphia, Pa 19140	Enrollment	468
Phone/Fax	215-456-3167 / 215-456-5622	Grade Range	'00-05'
Website	Www.Philasd.Org/Schools/Cayuga	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	18.15%	\$4,485,359	\$24,712,161
Building	17.29 %	\$4,208,679	\$24,346,768
Grounds	51.57 %	\$188,955	\$366,380

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	87.01 %	\$474,348	\$545,160
Exterior Walls (Shows condition of the structural condition of the exterior facade)	22.53 %	\$410,981	\$1,824,166
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$890,090
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$71,662
Interior Doors (Classroom doors)	00.00 %	\$0	\$173,471
Interior Walls (Paint and Finishes)	04.00 %	\$33,268	\$830,784
Plumbing Fixtures	00.00 %	\$0	\$668,185
Boilers	15.66 %	\$144,538	\$922,709
Chillers/Cooling Towers	61.03 %	\$738,358	\$1,209,851
Radiators/Unit Ventilators/HVAC	00.00 %	\$0	\$2,124,652
Heating/Cooling Controls	158.90 %	\$1,060,207	\$667,197
Electrical Service and Distribution	00.00 %	\$0	\$479,393
Lighting	00.00 %	\$0	\$1,713,955
Communications and Security (Cameras, Pa System and Fire Alarm)	28.34 %	\$181,955	\$641,992

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.