

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.

Lawton School

Governance	DISTRICT	Report Type	Elementary
Address	6101 Jackson St. Philadelphia, Pa 19135	Enrollment	752
Phone/Fax	215-335-5659 / 215-335-5325	Grade Range	'00-05'
Website	Www.Philasd.Org/Schools/Lawton	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	09.99%	\$4,130,380	\$41,361,131
Building	10.57 %	\$4,124,735	\$39,027,410
Grounds	00.65 %	\$5,645	\$874,731

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	02.23 %	\$40,266	\$1,807,344
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.09 %	\$2,506	\$2,947,485
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$1,438,207
Exterior Doors (Shows condition of exterior doors)	15.40 %	\$17,826	\$115,791
Interior Doors (Classroom doors)	54.67 %	\$153,236	\$280,295
Interior Walls (Paint and Finishes)	10.09 %	\$102,170	\$1,012,578
Plumbing Fixtures	61.06 %	\$659,227	\$1,079,653
Boilers	00.00 %	\$0	\$1,490,912
Chillers/Cooling Towers	00.00 %	\$0	\$1,954,875
Radiators/Unit Ventilators/HVAC	00.00 %	\$0	\$3,433,009
Heating/Cooling Controls	00.00 %	\$0	\$1,078,056
Electrical Service and Distribution	00.00 %	\$0	\$774,603
Lighting	12.30 %	\$340,767	\$2,769,406
Communications and Security (Cameras, Pa System and Fire Alarm)	00.00 %	\$0	\$1,037,329

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.