

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.

Emlen School

Governance	DISTRICT	Report Type	Elementary
Address	6501 Chew Ave.	Enrollment	422
	Philadelphia, Pa 19119	Grade Range	'00-05'
Phone/Fax	215-951-4010 / 215-951-4131	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Emlen	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	62.89%	\$24,122,056	\$38,356,438
Building	64.79 %	\$23,863,790	\$36,832,655
Grounds	15.14 %	\$258,266	\$1,705,563

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	97.45 %	\$939,137	\$963,720
Exterior Walls (Shows condition of the structural condition of the exterior facade)	09.93 %	\$272,986	\$2,749,795
Windows (Shows functionality of exterior windows)	98.37 %	\$1,319,858	\$1,341,745
Exterior Doors (Shows condition of exterior doors)	170.05 %	\$183,691	\$108,025
Interior Doors (Classroom doors)	364.87 %	\$954,117	\$261,495
Interior Walls (Paint and Finishes)	01.72 %	\$20,322	\$1,180,080
Plumbing Fixtures	00.00 %	\$0	\$1,007,240
Boilers	60.25 %	\$838,059	\$1,390,915
Chillers/Cooling Towers	65.60 %	\$1,196,411	\$1,823,760
Radiators/Unit Ventilators/HVAC	228.17 %	\$7,307,844	\$3,202,755
Heating/Cooling Controls	158.90 %	\$1,598,178	\$1,005,750
Electrical Service and Distribution	147.29 %	\$1,064,356	\$722,650
Lighting	46.43 %	\$1,199,651	\$2,583,660
Communications and Security (Cameras, Pa System and Fire Alarm)	51.01 %	\$493,636	\$967,755

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.