

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.

Fitzpatrick School

Governance	DISTRICT	Report Type	Elementary/middle
Address	11061 Knights Rd.	Enrollment	834
	Philadelphia, Pa 19154	Grade Range	'00-08'
Phone/Fax	215-281-2602 / 215-281-3330	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Fitzpatrick	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	26.58%	\$17,252,403	\$64,909,245
Building	34.53 %	\$16,425,848	\$47,576,086
Grounds	04.77 %	\$826,554	\$17,333,159

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$1,097,782
Exterior Walls (Shows condition of the structural condition of the exterior facade)	01.42 %	\$38,001	\$2,670,871
Windows (Shows functionality of exterior windows)	16.59 %	\$193,431	\$1,166,047
Exterior Doors (Shows condition of exterior doors)	44.02 %	\$62,886	\$142,869
Interior Doors (Classroom doors)	89.31 %	\$287,269	\$321,668
Interior Walls (Paint and Finishes)	00.90 %	\$10,217	\$1,130,116
Plumbing Fixtures	29.07 %	\$785,305	\$2,701,669
Boilers	06.35 %	\$101,394	\$1,597,219
Chillers/Cooling Towers	65.60 %	\$1,373,895	\$2,094,264
Radiators/Unit Ventilators/HVAC	158.49 %	\$5,828,963	\$3,677,795
Heating/Cooling Controls	111.45 %	\$1,287,125	\$1,154,925
Electrical Service and Distribution	110.51 %	\$917,024	\$829,835
Lighting	67.58 %	\$2,004,890	\$2,966,874
Communications and Security (Cameras, Pa System and Fire Alarm)	68.10 %	\$756,737	\$1,111,295

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.

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.

Fitzpatrick (Annex) School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	11061 Knights Rd.	Enrollment	
	Philadelphia, Pa 19154	Grade Range	'00-08'
Phone/Fax	215-281-2602 / 215-281-3330	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Fitzpatrick	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	13.02%	\$3,106,020	\$23,859,253
Building	37.02 %	\$2,279,466	\$6,158,036
Grounds	04.77 %	\$826,554	\$17,333,159

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	89.32 %	\$508,787	\$569,636
Exterior Walls (Shows condition of the structural condition of the exterior facade)	08.98 %	\$35,033	\$390,250
Windows (Shows functionality of exterior windows)	225.73 %	\$384,592	\$170,375
Exterior Doors (Shows condition of exterior doors)	22.89 %	\$4,778	\$20,875
Interior Doors (Classroom doors)	20.07 %	\$9,432	\$47,000
Interior Walls (Paint and Finishes)	04.54 %	\$7,502	\$165,125
Plumbing Fixtures	12.42 %	\$33,782	\$271,904
Boilers	00.00 %	\$0	\$160,749
Chillers/Cooling Towers	00.00 %	\$0	\$210,773
Radiators/Unit Ventilators/HVAC	47.88 %	\$177,234	\$370,144
Heating/Cooling Controls	461.39 %	\$536,300	\$116,235
Electrical Service and Distribution	158.35 %	\$132,251	\$83,517
Lighting	07.02 %	\$20,953	\$298,595
Communications and Security (Cameras, Pa System and Fire Alarm)	54.85 %	\$61,349	\$111,844

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.