

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.

Stearne School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	1655 Unity St. Philadelphia, Pa 19124	Enrollment	570
Phone/Fax	215-537-2522 / 215-537-2918	Grade Range	'00-08'
Website	Www.Philasd.Org/Schools/Stearne	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	41.43%	\$16,161,246	\$39,010,814
Building	42.07 %	\$15,973,555	\$37,972,253
Grounds	18.07 %	\$187,690	\$1,038,561

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	89.59 %	\$982,646	\$1,096,856
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.75 %	\$20,973	\$2,810,697
Windows (Shows functionality of exterior windows)	19.28 %	\$264,407	\$1,371,462
Exterior Doors (Shows condition of exterior doors)	63.28 %	\$69,873	\$110,418
Interior Doors (Classroom doors)	155.37 %	\$415,290	\$267,287
Interior Walls (Paint and Finishes)	02.24 %	\$22,506	\$1,005,942
Plumbing Fixtures	24.80 %	\$255,278	\$1,029,548
Boilers	35.47 %	\$504,334	\$1,421,721
Chillers/Cooling Towers	05.71 %	\$106,501	\$1,864,152
Radiators/Unit Ventilators/HVAC	179.69 %	\$5,882,507	\$3,273,689
Heating/Cooling Controls	156.50 %	\$1,608,907	\$1,028,025
Electrical Service and Distribution	108.99 %	\$805,046	\$738,655
Lighting	50.33 %	\$1,329,060	\$2,640,882
Communications and Security (Cameras, Pa System and Fire Alarm)	43.86 %	\$433,898	\$989,189

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.