

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.

Penn Alexander School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	4209 Spruce St. Philadelphia, Pa 19104	Enrollment	564
Phone/Fax	215-823-5465 / 215-382-2031	Grade Range	'00-08'
Website	Www.Philasd.Org/Schools/Pennalexander	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	03.99%	\$1,717,896	\$43,054,877
Building	03.43 %	\$1,471,841	\$42,971,230
Grounds	294.16 %	\$246,055	\$83,647

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$1,385,933
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$3,113,617
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$1,519,270
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$122,318
Interior Doors (Classroom doors)	00.00 %	\$0	\$296,093
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$1,660,146
Plumbing Fixtures	00.00 %	\$0	\$1,140,507
Boilers	00.00 %	\$0	\$1,574,945
Chillers/Cooling Towers	64.92 %	\$1,340,641	\$2,065,059
Radiators/Unit Ventilators/HVAC	00.00 %	\$0	\$3,626,507
Heating/Cooling Controls	00.00 %	\$0	\$1,138,820
Electrical Service and Distribution	00.00 %	\$0	\$818,263
Lighting	00.00 %	\$0	\$2,925,501
Communications and Security (Cameras, Pa System and Fire Alarm)	05.95 %	\$65,158	\$1,095,797

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.