

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.

Shawmont School

Governance	DISTRICT	Report Type	Elementary/middle
Address	535 Shawmont Ave.	Enrollment	507
	Philadelphia, Pa 19128	Grade Range	'00-08'
Phone/Fax	215-487-4466 / 215-487-4815	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Shawmont	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	29.71%	\$12,899,807	\$43,413,053
Building	30.03 %	\$12,580,066	\$41,893,314
Grounds	21.04 %	\$319,741	\$1,519,739

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$1,073,657
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$3,082,354
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$1,504,015
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$121,090
Interior Doors (Classroom doors)	15.19 %	\$44,526	\$293,120
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$1,640,971
Plumbing Fixtures	02.41 %	\$27,264	\$1,129,055
Boilers	00.00 %	\$0	\$1,559,132
Chillers/Cooling Towers	63.60 %	\$1,300,211	\$2,044,325
Radiators/Unit Ventilators/HVAC	119.35 %	\$4,284,680	\$3,590,095
Heating/Cooling Controls	158.90 %	\$1,791,467	\$1,127,385
Electrical Service and Distribution	122.72 %	\$994,094	\$810,047
Lighting	39.97 %	\$1,157,654	\$2,896,127
Communications and Security (Cameras, Pa System and Fire Alarm)	12.45 %	\$135,072	\$1,084,795

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.