

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.

Stetson School

Governance	CHARTER	Report Type	Middle
Address	3200 B. St. Philadelphia, Pa 19134	Enrollment	896
Phone/Fax	215-291-4720 / N/A	Grade Range	'05-08'
Website	Www.Aspirapa.Org/Schools/Stetson-Charter/	Admissions Category	Neighborhood
		Turnaround Model	Renaissance Charter

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	39.80%	\$28,492,562	\$71,583,500
Building	39.82 %	\$28,355,337	\$71,215,130
Grounds	36.42 %	\$137,225	\$376,770

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	86.71 %	\$914,814	\$1,055,030
Exterior Walls (Shows condition of the structural condition of the exterior facade)	12.42 %	\$761,070	\$6,129,200
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$2,996,000
Exterior Doors (Shows condition of exterior doors)	53.84 %	\$109,288	\$203,000
Interior Doors (Classroom doors)	76.20 %	\$374,431	\$491,400
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$2,217,600
Plumbing Fixtures	02.42 %	\$45,810	\$1,892,800
Boilers	00.00 %	\$0	\$2,613,800
Chillers/Cooling Towers	67.94 %	\$2,328,420	\$3,427,200
Radiators/Unit Ventilators/HVAC	158.70 %	\$9,551,421	\$6,018,600
Heating/Cooling Controls	132.68 %	\$2,507,596	\$1,890,000
Electrical Service and Distribution	168.70 %	\$2,290,935	\$1,358,000
Lighting	49.04 %	\$2,381,183	\$4,855,200
Communications and Security (Cameras, Pa System and Fire Alarm)	26.79 %	\$487,218	\$1,818,600

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.