

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.

Ludlow School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	550 W. Master St. Philadelphia, Pa 19122	Enrollment	308
Phone/Fax	215-684-5060 / 215-684-4387	Grade Range	'00-08'
Website	Www.Philasd.Org/Schools/Ludlow	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	49.07%	\$17,140,258	\$34,929,550
Building	48.27 %	\$16,734,340	\$34,668,921
Grounds	100.33 %	\$405,918	\$404,600

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	91.22 %	\$563,317	\$617,565
Exterior Walls (Shows condition of the structural condition of the exterior facade)	24.91 %	\$645,789	\$2,592,189
Windows (Shows functionality of exterior windows)	02.26 %	\$28,583	\$1,264,842
Exterior Doors (Shows condition of exterior doors)	30.88 %	\$31,443	\$101,834
Interior Doors (Classroom doors)	55.05 %	\$135,706	\$246,507
Interior Walls (Paint and Finishes)	09.75 %	\$115,156	\$1,180,566
Plumbing Fixtures	18.15 %	\$172,332	\$949,510
Boilers	82.12 %	\$1,076,800	\$1,311,194
Chillers/Cooling Towers	65.60 %	\$1,127,851	\$1,719,230
Radiators/Unit Ventilators/HVAC	158.86 %	\$4,796,236	\$3,019,188
Heating/Cooling Controls	158.90 %	\$1,506,580	\$948,105
Electrical Service and Distribution	83.04 %	\$565,685	\$681,231
Lighting	37.19 %	\$905,763	\$2,435,576
Communications and Security (Cameras, Pa System and Fire Alarm)	02.55 %	\$23,255	\$912,288

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.