

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.

Levering School

Governance	DISTRICT	Report Type	Middle
Address	6000 Ridge Ave.	Enrollment	308
	Philadelphia, Pa 19128	Grade Range	'06-08'
Phone/Fax	215-487-7600 / 215-487-7505	Admissions Category	Special Admit
Website	Www.Philasd.Org/Schools/Amynw	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	45.01%	\$16,283,630	\$36,176,736
Building	45.07 %	\$15,854,918	\$35,179,323
Grounds	25.25 %	\$301,788	\$1,195,417

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$1,101,746
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$2,564,322
Windows (Shows functionality of exterior windows)	105.69 %	\$1,322,405	\$1,251,245
Exterior Doors (Shows condition of exterior doors)	128.59 %	\$129,537	\$100,739
Interior Doors (Classroom doors)	172.15 %	\$419,812	\$243,857
Interior Walls (Paint and Finishes)	06.96 %	\$81,287	\$1,167,875
Plumbing Fixtures	09.36 %	\$87,898	\$939,302
Boilers	80.09 %	\$1,038,883	\$1,297,098
Chillers/Cooling Towers	64.37 %	\$1,094,740	\$1,700,748
Radiators/Unit Ventilators/HVAC	160.01 %	\$4,779,063	\$2,986,730
Heating/Cooling Controls	158.90 %	\$1,490,382	\$937,913
Electrical Service and Distribution	109.21 %	\$735,951	\$673,908
Lighting	34.13 %	\$822,297	\$2,409,393
Communications and Security (Cameras, Pa System and Fire Alarm)	45.55 %	\$411,044	\$902,480

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.

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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.

Levering Annex School

Governance	DISTRICT	Report Type	Middle
Address	6000 Ridge Ave. Philadelphia, Pa 19128	Enrollment	
Phone/Fax	215-487-7600 / 215-487-7505	Grade Range	'06-08'
Website	Www.Philasd.Org/Schools/Amynw	Admissions Category	Special Admit
		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	05.76%	\$301,788	\$5,238,292
Building	15.98 %	\$664,488	\$4,158,960
Grounds	25.25 %	\$301,788	\$1,195,417

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$253,935
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$234,150
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$102,225
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$12,525
Interior Doors (Classroom doors)	00.00 %	\$0	\$28,200
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$126,075
Plumbing Fixtures	00.00 %	\$0	\$236,850
Boilers	00.00 %	\$0	\$140,025
Chillers/Cooling Towers	00.00 %	\$0	\$183,600
Radiators/Unit Ventilators/HVAC	00.00 %	\$0	\$322,425
Heating/Cooling Controls	00.00 %	\$0	\$101,250
Electrical Service and Distribution	00.00 %	\$0	\$72,750
Lighting	00.00 %	\$0	\$260,100
Communications and Security (Cameras, Pa System and Fire Alarm)	00.00 %	\$0	\$97,425

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.