

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.

Cooke School

Governance	DISTRICT	Report Type	Elementary/middle
Address	1300 W. Loudon St. Philadelphia, Pa 19141	Enrollment	483
Phone/Fax	215-456-3002 / 215-456-3185	Grade Range	'00-08'
Website	Www.Philasd.Org/Schools/Jaycooke	Admissions Category	Neighborhood
		Turnaround Model	Turnaround

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	48.92%	\$28,935,062	\$59,142,966
Building	48.86 %	\$28,567,794	\$58,466,246
Grounds	54.27 %	\$367,267	\$676,720

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	02.03 %	\$40,899	\$2,016,600
Exterior Walls (Shows condition of the structural condition of the exterior facade)	02.97 %	\$129,071	\$4,340,616
Windows (Shows functionality of exterior windows)	170.24 %	\$3,605,550	\$2,117,976
Exterior Doors (Shows condition of exterior doors)	90.73 %	\$154,718	\$170,520
Interior Doors (Classroom doors)	186.91 %	\$771,520	\$412,776
Interior Walls (Paint and Finishes)	28.32 %	\$412,939	\$1,458,276
Plumbing Fixtures	49.79 %	\$791,646	\$1,589,952
Boilers	00.00 %	\$0	\$2,195,592
Chillers/Cooling Towers	65.60 %	\$1,888,585	\$2,878,848
Radiators/Unit Ventilators/HVAC	158.31 %	\$8,003,618	\$5,055,624
Heating/Cooling Controls	265.35 %	\$4,212,762	\$1,587,600
Electrical Service and Distribution	49.14 %	\$560,551	\$1,140,720
Lighting	49.38 %	\$2,013,717	\$4,078,368
Communications and Security (Cameras, Pa System and Fire Alarm)	63.64 %	\$972,151	\$1,527,624

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.