

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.

Taggart School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	400 W. Porter St. Philadelphia, Pa 19148	Enrollment	446
Phone/Fax	215-952-6228 / 215-952-8502	Grade Range	'00-08'
Website	Www.Philasd.Org/Schools/Taggart	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	30.81%	\$11,952,789	\$38,789,356
Building	31.03 %	\$11,738,571	\$37,831,540
Grounds	17.47 %	\$214,218	\$1,226,436

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	63.75 %	\$667,476	\$1,046,955
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$2,060,520
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$899,580
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$110,220
Interior Doors (Classroom doors)	98.04 %	\$243,300	\$248,160
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$1,109,460
Plumbing Fixtures	06.05 %	\$126,055	\$2,084,280
Boilers	82.57 %	\$1,017,428	\$1,232,220
Chillers/Cooling Towers	49.20 %	\$794,940	\$1,615,680
Radiators/Unit Ventilators/HVAC	95.41 %	\$2,706,977	\$2,837,340
Heating/Cooling Controls	158.90 %	\$1,415,838	\$891,000
Electrical Service and Distribution	92.06 %	\$589,391	\$640,200
Lighting	05.14 %	\$117,559	\$2,288,880
Communications and Security (Cameras, Pa System and Fire Alarm)	32.07 %	\$274,975	\$857,340

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.