

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.

The LINC (Clemente Middle) School

Governance	DISTRICT	Report Type	HIGH
Address	122 W. Erie Ave. Philadelphia, Pa 19140	Enrollment	240
Phone/Fax	215-291-5432 / 215-291-5449	Grade Range	'09-11'
Website	www.philasd.org/schools/thelinc	Admissions Category	CITYWIDE
		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	13.62%	\$16,659,342	\$122,359,756
Building	12.22 %	\$14,612,527	\$119,539,308
Grounds	72.57 %	\$2,046,816	\$2,820,448

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	01.76 %	\$56,217	\$3,193,361
Exterior Walls (Shows condition of the structural condition of the exterior facade)	05.36 %	\$545,925	\$10,192,641
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$4,982,241
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$337,582
Interior Doors (Classroom doors)	00.00 %	\$0	\$817,181
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$3,913,620
Plumbing Fixtures	00.00 %	\$0	\$3,147,659
Boilers	16.27 %	\$707,279	\$4,346,656
Chillers/Cooling Towers	20.09 %	\$1,144,917	\$5,699,311
Radiators/Unit Ventilators/HVAC	46.33 %	\$4,637,330	\$10,008,717
Heating/Cooling Controls	136.09 %	\$4,277,255	\$3,143,003
Electrical Service and Distribution	00.00 %	\$0	\$2,258,306
Lighting	00.00 %	\$0	\$8,074,024
Communications and Security (Cameras, Pa System and Fire Alarm)	27.85 %	\$842,336	\$3,024,267

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.