

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.

Pennypacker School

Governance	DISTRICT	Report Type	Elementary
Address	1858 E. Washington Ln.	Enrollment	403
	Philadelphia, Pa 19138	Grade Range	'00-06'
Phone/Fax	215-276-5271 / 215-276-5843	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Pennypacker	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	65.15%	\$21,514,959	\$33,024,020
Building	54.25 %	\$17,107,141	\$31,534,408
Grounds	252.68 %	\$4,407,818	\$1,744,394

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	53.03 %	\$406,584	\$766,716
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$2,310,566
Windows (Shows functionality of exterior windows)	121.95 %	\$1,374,852	\$1,127,426
Exterior Doors (Shows condition of exterior doors)	200.67 %	\$182,146	\$90,770
Interior Doors (Classroom doors)	325.67 %	\$715,588	\$219,726
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$991,584
Plumbing Fixtures	00.00 %	\$0	\$846,352
Boilers	00.00 %	\$0	\$1,168,742
Chillers/Cooling Towers	65.60 %	\$1,005,332	\$1,532,448
Radiators/Unit Ventilators/HVAC	168.93 %	\$4,546,135	\$2,691,174
Heating/Cooling Controls	158.90 %	\$1,342,903	\$845,100
Electrical Service and Distribution	151.88 %	\$922,227	\$607,220
Lighting	35.08 %	\$761,564	\$2,170,968
Communications and Security (Cameras, Pa System and Fire Alarm)	48.00 %	\$390,350	\$813,174

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.