

## 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.

### Powel School

|            |                               |                     |              |
|------------|-------------------------------|---------------------|--------------|
| Governance | DISTRICT                      | Report Type         | Elementary   |
| Address    | 301 N. 36Th St.               | Enrollment          | 282          |
|            | Philadelphia, Pa 19104        | Grade Range         | '00-04'      |
| Phone/Fax  | 215-823-8201 / 215-823-8215   | Admissions Category | Neighborhood |
| Website    | Www.Philasd.Org/Schools/Powel | 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    |
|----------------|---------------|--------------------|---------------------|
| <b>Overall</b> | <b>47.09%</b> | <b>\$5,335,102</b> | <b>\$11,328,546</b> |
| Building       | 48.35 %       | \$4,979,149        | \$10,297,412        |
| Grounds        | 33.95 %       | \$355,954          | \$1,048,594         |

### Major Building Systems

| Building System  | System FCI | Repair Costs | Replacement Cost |
|--|------------|--------------|------------------|
| <b>Roof</b> (Shows physical condition of roof)   | 87.83 %    | \$336,841    | \$383,534        |
| <b>Exterior Walls</b> (Shows condition of the structural condition of the exterior facade) | 00.59 %    | \$3,329      | \$561,960        |
| <b>Windows</b> (Shows functionality of exterior windows)                                   | 279.37 %   | \$685,416    | \$245,340        |
| <b>Exterior Doors</b> (Shows condition of exterior doors)                                  | 215.46 %   | \$64,769     | \$30,060         |
| <b>Interior Doors</b> (Classroom doors)  | 41.12 %    | \$27,828     | \$67,680         |
| <b>Interior Walls</b> (Paint and Finishes)   | 68.88 %    | \$243,860    | \$354,060        |
| <b>Plumbing Fixtures</b>   | 05.52 %    | \$31,386     | \$568,440        |
| <b>Boilers</b>   | 00.00 %    | \$0          | \$336,060        |
| <b>Chillers/Cooling Towers</b>   | 43.73 %    | \$192,713    | \$440,640        |
| <b>Radiators/Unit Ventilators/HVAC</b>   | 83.80 %    | \$648,423    | \$773,820        |
| <b>Heating/Cooling Controls</b>  | 158.90 %   | \$386,138    | \$243,000        |
| <b>Electrical Service and Distribution</b>   | 172.13 %   | \$300,543    | \$174,600        |
| <b>Lighting</b>  | 31.21 %    | \$194,830    | \$624,240        |
| <b>Communications and Security</b> (Cameras, Pa System and Fire Alarm)                     | 175.04 %   | \$409,287    | \$233,820        |

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.