

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.

School of the Future School

Governance	DISTRICT	Report Type	High
Address	4021 Parkside Ave.	Enrollment	472
	Philadelphia, Pa 19104	Grade Range	'09-12'
Phone/Fax	215-823-5500 / 215-823-5504	Admissions Category	Citywide
Website	Www.Philasd.Org/Schools/Hsof	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	01.56%	\$1,469,479	\$94,219,588
Building	01.66 %	\$1,469,479	\$88,267,786
Grounds	00.00 %	\$0	\$5,951,802

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.03 %	\$1,302	\$3,889,762
Exterior Walls (Shows condition of the structural condition of the exterior facade)	03.69 %	\$258,290	\$7,007,515
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$4,464,047
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$188,165
Interior Doors (Classroom doors)	00.00 %	\$0	\$609,913
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$3,187,446
Plumbing Fixtures	06.24 %	\$136,802	\$2,193,093
Boilers	00.45 %	\$13,711	\$3,028,479
Chillers/Cooling Towers	00.00 %	\$0	\$3,970,925
Radiators/Unit Ventilators/HVAC	01.50 %	\$104,776	\$6,973,451
Heating/Cooling Controls	24.27 %	\$531,423	\$2,189,849
Electrical Service and Distribution	00.00 %	\$0	\$1,573,447
Lighting	00.00 %	\$0	\$5,625,477
Communications and Security (Cameras, Pa System and Fire Alarm)	11.50 %	\$242,316	\$2,107,121

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.