

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.

Lowell School

Governance	DISTRICT	Report Type	Elementary
Address	450 W. Nedro Ave. Philadelphia, Pa 19120	Enrollment	769
Phone/Fax	215-276-5272 / 215-276-5278	Grade Range	'00-04'
Website	Www.Philasd.Org/Schools/Lowell	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	36.71%	\$16,598,294	\$45,214,859
Building	32.30 %	\$16,378,220	\$50,707,420
Grounds	16.23 %	\$220,074	\$1,356,116

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	87.44 %	\$1,310,710	\$1,499,033
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.26 %	\$9,687	\$3,746,623
Windows (Shows functionality of exterior windows)	74.43 %	\$1,360,696	\$1,828,141
Exterior Doors (Shows condition of exterior doors)	55.31 %	\$81,405	\$147,185
Interior Doors (Classroom doors)	107.30 %	\$382,287	\$356,290
Interior Walls (Paint and Finishes)	10.85 %	\$185,075	\$1,706,332
Plumbing Fixtures	29.67 %	\$407,236	\$1,372,375
Boilers	65.72 %	\$1,245,414	\$1,895,136
Chillers/Cooling Towers	38.78 %	\$963,564	\$2,484,891
Radiators/Unit Ventilators/HVAC	66.33 %	\$2,894,351	\$4,363,786
Heating/Cooling Controls	143.78 %	\$1,970,254	\$1,370,345
Electrical Service and Distribution	52.05 %	\$512,500	\$984,618
Lighting	35.54 %	\$1,251,179	\$3,520,263
Communications and Security (Cameras, Pa System and Fire Alarm)	33.25 %	\$438,389	\$1,318,576

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.