

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.

West Philadelphia High School

Governance	DISTRICT	Report Type	High
Address	4901 Chestnut St. Philadelphia, Pa 19139	Enrollment	482
Phone/Fax	215-471-2902 / 215-471-6402	Grade Range	'09-12'
Website	Www.Philasd.Org/Schools/Westphila	Admissions Category	Neighborhood
		Turnaround Model	Turnaround

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	00.47%	\$435,672	\$93,451,195
Building	00.47 %	\$432,371	\$91,742,524
Grounds	00.19 %	\$3,301	\$1,708,671

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$3,745,307
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$7,344,562
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$4,678,758
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$197,215
Interior Doors (Classroom doors)	01.70 %	\$10,885	\$639,249
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$2,861,320
Plumbing Fixtures	00.86 %	\$19,802	\$2,298,576
Boilers	07.27 %	\$230,830	\$3,174,143
Chillers/Cooling Towers	00.00 %	\$0	\$4,161,918
Radiators/Unit Ventilators/HVAC	01.23 %	\$90,223	\$7,308,859
Heating/Cooling Controls	00.02 %	\$361	\$2,295,176
Electrical Service and Distribution	00.00 %	\$0	\$1,649,126
Lighting	00.00 %	\$0	\$5,896,051
Communications and Security (Cameras, Pa System and Fire Alarm)	00.00 %	\$0	\$2,208,469

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.