

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.

Wilson, W Middle School

Governance	DISTRICT	Report Type	Middle
Address	1800 Cottman Ave. Philadelphia, Pa 19111	Enrollment	1315
Phone/Fax	215-728-5015 / 215-728-5051	Grade Range	'06-08'
Website	Www.Philasd.Org/Schools/Wilson	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	41.61%	\$30,507,913	\$73,318,197
Building	42.08 %	\$29,995,424	\$71,285,230
Grounds	26.77 %	\$513,203	\$1,917,017

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	02.58 %	\$52,210	\$2,026,964
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.63 %	\$38,425	\$6,107,310
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$2,985,300
Exterior Doors (Shows condition of exterior doors)	91.82 %	\$185,730	\$202,275
Interior Doors (Classroom doors)	204.23 %	\$999,998	\$489,645
Interior Walls (Paint and Finishes)	06.73 %	\$148,788	\$2,209,680
Plumbing Fixtures	50.08 %	\$944,589	\$1,886,040
Boilers	64.49 %	\$1,679,574	\$2,604,465
Chillers/Cooling Towers	65.60 %	\$2,240,285	\$3,414,960
Radiators/Unit Ventilators/HVAC	136.60 %	\$8,191,794	\$5,997,105
Heating/Cooling Controls	158.90 %	\$2,992,567	\$1,883,250
Electrical Service and Distribution	79.99 %	\$1,082,419	\$1,353,150
Lighting	66.20 %	\$3,202,883	\$4,837,860
Communications and Security (Cameras, Pa System and Fire Alarm)	06.81 %	\$123,364	\$1,812,105

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.