

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.

Douglass, F School

Governance	CHARTER	Report Type	Elementarymiddle
Address	2118 W. Norris St. Philadelphia, Pa 19121	Enrollment	766
Phone/Fax	215-684-5063 / N/A	Grade Range	'00-08'
Website	Www.Phillyscholars.Org/Ysfd/	Admissions Category	Neighborhood
		Turnaround Model	Renaissance Charter

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	34.23%	\$19,702,550	\$57,556,909
Building	34.84 %	\$19,630,624	\$56,337,735
Grounds	05.89 %	\$71,926	\$1,221,367

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	89.59 %	\$677,640	\$756,400
Exterior Walls (Shows condition of the structural condition of the exterior facade)	05.58 %	\$226,026	\$4,047,218
Windows (Shows functionality of exterior windows)	87.10 %	\$1,720,055	\$1,974,815
Exterior Doors (Shows condition of exterior doors)	80.19 %	\$127,502	\$158,994
Interior Doors (Classroom doors)	36.28 %	\$139,630	\$384,875
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$1,736,872
Plumbing Fixtures	05.11 %	\$75,792	\$1,482,482
Boilers	00.00 %	\$0	\$2,047,184
Chillers/Cooling Towers	67.94 %	\$1,823,655	\$2,684,256
Radiators/Unit Ventilators/HVAC	134.16 %	\$6,324,376	\$4,713,896
Heating/Cooling Controls	132.68 %	\$1,964,003	\$1,480,289
Electrical Service and Distribution	27.69 %	\$294,527	\$1,063,615
Lighting	00.20 %	\$7,472	\$3,802,697
Communications and Security (Cameras, Pa System and Fire Alarm)	32.49 %	\$462,758	\$1,424,366

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.