

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.

Franklin High School

Governance	DISTRICT	Report Type	High
Address	550 N. Broad St.	Enrollment	541
	Philadelphia, Pa 19130	Grade Range	'09-12'
Phone/Fax	215-299-4662 / 215-299-7285	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Benfranklin	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	34.89%	\$51,452,949	\$147,473,683
Building	34.63 %	\$50,933,326	\$147,084,952
Grounds	133.67 %	\$519,623	\$388,731

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	62.19 %	\$2,311,503	\$3,716,836
Exterior Walls (Shows condition of the structural condition of the exterior facade)	02.42 %	\$290,605	\$12,008,041
Windows (Shows functionality of exterior windows)	191.11 %	\$14,614,001	\$7,646,767
Exterior Doors (Shows condition of exterior doors)	70.38 %	\$228,502	\$324,673
Interior Doors (Classroom doors)	07.57 %	\$80,703	\$1,066,089
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$4,768,326
Plumbing Fixtures	04.92 %	\$181,901	\$3,697,391
Boilers	10.27 %	\$524,194	\$5,105,114
Chillers/Cooling Towers	53.86 %	\$3,605,372	\$6,694,556
Radiators/Unit Ventilators/HVAC	143.41 %	\$16,862,983	\$11,758,479
Heating/Cooling Controls	120.55 %	\$4,451,381	\$3,692,545
Electrical Service and Distribution	18.76 %	\$547,703	\$2,919,631
Lighting	12.46 %	\$1,300,619	\$10,435,560
Communications and Security (Cameras, Pa System and Fire Alarm)	07.20 %	\$281,401	\$3,908,186

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.