

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.

Spruance School

Governance	DISTRICT	Report Type	Elementary/middle
Address	6401 Horrocks St.	Enrollment	1521
	Philadelphia, Pa 19149	Grade Range	'00-08'
Phone/Fax	215-537-2514 / 215-537-2933	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Spruance	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	42.62%	\$23,425,814	\$54,964,707
Building	45.14 %	\$23,171,369	\$51,335,274
Grounds	07.01 %	\$254,446	\$3,629,433

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	09.02 %	\$222,288	\$2,463,199
Exterior Walls (Shows condition of the structural condition of the exterior facade)	01.92 %	\$72,241	\$3,770,098
Windows (Shows functionality of exterior windows)	179.66 %	\$3,305,087	\$1,839,595
Exterior Doors (Shows condition of exterior doors)	08.87 %	\$13,140	\$148,107
Interior Doors (Classroom doors)	122.60 %	\$439,540	\$358,522
Interior Walls (Paint and Finishes)	07.86 %	\$106,093	\$1,349,309
Plumbing Fixtures	51.54 %	\$711,760	\$1,380,973
Boilers	59.79 %	\$1,140,278	\$1,907,010
Chillers/Cooling Towers	65.60 %	\$1,640,351	\$2,500,461
Radiators/Unit Ventilators/HVAC	186.10 %	\$8,172,082	\$4,391,128
Heating/Cooling Controls	158.90 %	\$2,191,180	\$1,378,931
Electrical Service and Distribution	37.60 %	\$372,503	\$990,787
Lighting	03.58 %	\$126,727	\$3,542,319
Communications and Security (Cameras, Pa System and Fire Alarm)	54.14 %	\$718,374	\$1,326,838

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.

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.

Spruance LSH School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	6401 Horrocks St.	Enrollment	
	Philadelphia, Pa 19149	Grade Range	'00-08'
Phone/Fax	215-537-2514 / 215-537-2933	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Spruance	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	01.90%	\$349,287	\$18,377,729
Building	00.64 %	\$94,842	\$14,748,296
Grounds	07.01 %	\$254,446	\$3,629,433

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$1,030,080
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.62 %	\$4,843	\$781,000
Windows (Shows functionality of exterior windows)	00.23 %	\$768	\$340,968
Exterior Doors (Shows condition of exterior doors)	08.58 %	\$3,584	\$41,777
Interior Doors (Classroom doors)	11.89 %	\$11,188	\$94,060
Interior Walls (Paint and Finishes)	02.30 %	\$7,604	\$330,461
Plumbing Fixtures	00.00 %	\$0	\$790,005
Boilers	00.00 %	\$0	\$467,049
Chillers/Cooling Towers	00.00 %	\$0	\$612,392
Radiators/Unit Ventilators/HVAC	00.00 %	\$0	\$1,075,438
Heating/Cooling Controls	00.00 %	\$0	\$337,716
Electrical Service and Distribution	00.00 %	\$0	\$242,655
Lighting	03.18 %	\$27,551	\$867,555
Communications and Security (Cameras, Pa System and Fire Alarm)	00.00 %	\$0	\$324,958

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.