

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.

Waring School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	1801 Green St.	Enrollment	322
	Philadelphia, Pa 19130	Grade Range	'00-08'
Phone/Fax	215-684-5073 / 215-684-5479	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Waring	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	48.14%	\$11,539,778	\$23,971,147
Building	46.76 %	\$10,619,655	\$22,708,770
Grounds	63.47 %	\$920,124	\$1,449,597

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$508,744
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$1,697,860
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$828,460
Exterior Doors (Shows condition of exterior doors)	163.85 %	\$109,288	\$66,700
Interior Doors (Classroom doors)	121.98 %	\$196,946	\$161,460
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$773,260
Plumbing Fixtures	60.95 %	\$379,057	\$621,920
Boilers	00.00 %	\$0	\$858,820
Chillers/Cooling Towers	67.51 %	\$760,271	\$1,126,080
Radiators/Unit Ventilators/HVAC	153.20 %	\$3,029,629	\$1,977,540
Heating/Cooling Controls	158.90 %	\$986,794	\$621,000
Electrical Service and Distribution	174.32 %	\$777,825	\$446,200
Lighting	49.85 %	\$795,286	\$1,595,280
Communications and Security (Cameras, Pa System and Fire Alarm)	74.12 %	\$442,908	\$597,540

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.