

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.

Bryant School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	6001 Cedar Ave.	Enrollment	400
	Philadelphia, Pa 19143	Grade Range	'00-08'
Phone/Fax	215-471-2910 / 215-471-8379	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Bryant	Turnaround Model	Turnaround

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	39.77%	\$19,187,219	\$48,248,991
Building	39.73 %	\$18,796,497	\$47,304,730
Grounds	22.84 %	\$390,722	\$1,710,391

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	43.82 %	\$515,848	\$1,177,237
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$3,478,214
Windows (Shows functionality of exterior windows)	53.52 %	\$908,306	\$1,697,172
Exterior Doors (Shows condition of exterior doors)	10.23 %	\$13,975	\$136,641
Interior Doors (Classroom doors)	90.06 %	\$297,878	\$330,765
Interior Walls (Paint and Finishes)	14.42 %	\$143,070	\$992,295
Plumbing Fixtures	12.86 %	\$163,835	\$1,274,057
Boilers	00.00 %	\$0	\$1,759,367
Chillers/Cooling Towers	40.73 %	\$939,475	\$2,306,873
Radiators/Unit Ventilators/HVAC	54.85 %	\$2,222,243	\$4,051,163
Heating/Cooling Controls	158.51 %	\$2,016,494	\$1,272,173
Electrical Service and Distribution	87.28 %	\$797,786	\$914,080
Lighting	07.19 %	\$235,117	\$3,268,070
Communications and Security (Cameras, Pa System and Fire Alarm)	32.51 %	\$397,964	\$1,224,113

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.