

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.

El Centro (Old Hunter) School

Governance	CONTRACTED	Report Type	High
Address	126 W. Dauphin St. Philadelphia, Pa 19133	Enrollment	208
Phone/Fax	267-687-1172 / 267-687-1170	Grade Range	'09-12'
Website	Www.Bigpicturephiladelphia.Org/El_Centro.Html	Admissions Category	Alternative
		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	53.82%	\$9,614,315	\$17,863,596
Building	52.08 %	\$9,284,938	\$17,827,484
Grounds	131.83 %	\$180,691	\$137,067

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$484,344
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$952,210
Windows (Shows functionality of exterior windows)	123.81 %	\$514,707	\$415,715
Exterior Doors (Shows condition of exterior doors)	41.38 %	\$21,076	\$50,935
Interior Doors (Classroom doors)	00.00 %	\$0	\$114,680
Interior Walls (Paint and Finishes)	02.55 %	\$10,280	\$402,905
Plumbing Fixtures	51.92 %	\$500,112	\$963,190
Boilers	00.00 %	\$0	\$569,435
Chillers/Cooling Towers	70.37 %	\$525,446	\$746,640
Radiators/Unit Ventilators/HVAC	212.05 %	\$2,780,371	\$1,311,195
Heating/Cooling Controls	158.90 %	\$654,291	\$411,750
Electrical Service and Distribution	256.01 %	\$757,391	\$295,850
Lighting	37.84 %	\$400,243	\$1,057,740
Communications and Security (Cameras, Pa System and Fire Alarm)	108.80 %	\$431,071	\$396,195

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.