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.

Kelly, JB School

GovernanceDISTRICTReport TypeElementaryAddress5116 Pulaski Ave.Enrollment674Philadelphia, Pa 19144Grade Range'00-05'Phone/Fax215-951-4011 / 215-951-4182Admissions CategoryNeighborhood

Website Www.Philasd.Org/Schools/Kelly Turnaround Model N/A

Building/System FCI Tiers

| Facility Condition Index (FCI) = Cost of Assessed Deficiencies | | | | | | | |
|--|-------------------------------|---|---|--|--|--|--|
| raciiit | y Condition index (FCI) | Replacem | 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 | 51.28% | \$27,768,182 | \$54,148,943 |
| Building | 42.00 % | \$21,821,063 | \$51,949,017 |
| Grounds | 270.33 % | \$5,947,119 | \$2,199,926 |

Major Building Systems

| Building System | System FCI | Repair Costs | Replacement Cost |
|---|------------|--------------|------------------|
| Roof (Shows physical condition of roof) | 89.69 % | \$2,553,174 | \$2,846,728 |
| Exterior Walls (Shows condition of the structural condition of the exterior facade) | 00.00 % | \$0 | \$3,763,934 |
| Windows (Shows functionality of exterior windows) | 46.71 % | \$857,908 | \$1,836,588 |
| Exterior Doors (Shows condition of exterior doors) | 186.16 % | \$275,267 | \$147,865 |
| Interior Doors (Classroom doors) | 146.61 % | \$524,765 | \$357,936 |
| Interior Walls (Paint and Finishes) | 17.09 % | \$270,955 | \$1,585,727 |
| Plumbing Fixtures | 28.23 % | \$389,172 | \$1,378,716 |
| Boilers | 44.77 % | \$852,370 | \$1,903,892 |
| Chillers/Cooling Towers | 03.73 % | \$93,046 | \$2,496,372 |
| Radiators/Unit Ventilators/HVAC | 162.00 % | \$7,102,012 | \$4,383,948 |
| Heating/Cooling Controls | 158.90 % | \$2,187,599 | \$1,376,676 |
| Electrical Service and Distribution | 79.28 % | \$784,223 | \$989,167 |
| Lighting | 31.95 % | \$1,129,764 | \$3,536,528 |
| Communications and Security (Cameras, Pa System and Fire Alarm) | 47.85 % | \$633,867 | \$1,324,668 |

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.