

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.

Farrell School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	8300 Castor Ave.	Enrollment	1097
	Philadelphia, Pa 19152	Grade Range	'00-08'
Phone/Fax	215-728-5009 / 215-728-5225	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Farrell	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	45.59%	\$18,532,513	\$40,651,471
Building	49.03 %	\$18,532,513	\$37,800,375
Grounds	00.00 %	\$0	\$2,851,096

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	90.18 %	\$1,355,280	\$1,502,891
Exterior Walls (Shows condition of the structural condition of the exterior facade)	05.35 %	\$145,806	\$2,726,985
Windows (Shows functionality of exterior windows)	150.80 %	\$2,006,614	\$1,330,615
Exterior Doors (Shows condition of exterior doors)	151.64 %	\$162,454	\$107,129
Interior Doors (Classroom doors)	228.63 %	\$592,886	\$259,326
Interior Walls (Paint and Finishes)	07.79 %	\$91,209	\$1,170,291
Plumbing Fixtures	53.02 %	\$529,620	\$998,885
Boilers	07.79 %	\$107,469	\$1,379,377
Chillers/Cooling Towers	66.59 %	\$1,204,455	\$1,808,631
Radiators/Unit Ventilators/HVAC	181.13 %	\$5,752,993	\$3,176,187
Heating/Cooling Controls	142.77 %	\$1,424,033	\$997,407
Electrical Service and Distribution	121.68 %	\$872,006	\$716,655
Lighting	37.32 %	\$956,101	\$2,562,228
Communications and Security (Cameras, Pa System and Fire Alarm)	78.31 %	\$751,582	\$959,727

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.