

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.

Motivation High (Turner) School

Governance	DISTRICT	Report Type	High
Address	5900 Baltimore Ave.	Enrollment	387
	Philadelphia, Pa 19143	Grade Range	'09-12'
Phone/Fax	215-471-2906 / 215-471-8172	Admissions Category	Special Admit
Website	Www.Philasd.Org/Schools/Motivation	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	35.57%	\$37,009,306	\$104,051,510
Building	36.07 %	\$36,451,268	\$101,051,660
Grounds	18.60 %	\$558,038	\$2,999,850

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	89.48 %	\$3,719,770	\$4,156,919
Exterior Walls (Shows condition of the structural condition of the exterior facade)	12.00 %	\$998,455	\$8,318,200
Windows (Shows functionality of exterior windows)	63.61 %	\$2,586,250	\$4,066,000
Exterior Doors (Shows condition of exterior doors)	26.87 %	\$74,037	\$275,500
Interior Doors (Classroom doors)	105.57 %	\$704,026	\$666,900
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$3,737,300
Plumbing Fixtures	14.39 %	\$369,595	\$2,568,800
Boilers	00.00 %	\$0	\$3,547,300
Chillers/Cooling Towers	10.54 %	\$490,305	\$4,651,200
Radiators/Unit Ventilators/HVAC	88.15 %	\$7,200,032	\$8,168,100
Heating/Cooling Controls	132.71 %	\$3,404,129	\$2,565,000
Electrical Service and Distribution	93.17 %	\$1,717,050	\$1,843,000
Lighting	27.61 %	\$1,818,961	\$6,589,200
Communications and Security (Cameras, Pa System and Fire Alarm)	57.63 %	\$1,422,396	\$2,468,100

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.