

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.

Franklin Elementary School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	5735 Rising Sun Ave.	Enrollment	999
	Philadelphia, Pa 19120	Grade Range	'00-08'
Phone/Fax	215-728-5017 / 215-728-5992	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Franklin	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	42.17%	\$19,279,302	\$45,719,502
Building	42.22 %	\$18,870,958	\$44,693,752
Grounds	22.07 %	\$226,386	\$1,025,750

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	10.58 %	\$144,618	\$1,367,125
Exterior Walls (Shows condition of the structural condition of the exterior facade)	01.79 %	\$58,076	\$3,243,282
Windows (Shows functionality of exterior windows)	63.34 %	\$1,002,415	\$1,582,539
Exterior Doors (Shows condition of exterior doors)	07.50 %	\$9,556	\$127,412
Interior Doors (Classroom doors)	107.14 %	\$330,458	\$308,424
Interior Walls (Paint and Finishes)	04.89 %	\$72,179	\$1,477,095
Plumbing Fixtures	01.89 %	\$22,509	\$1,188,002
Boilers	32.48 %	\$532,781	\$1,640,533
Chillers/Cooling Towers	118.26 %	\$2,543,883	\$2,151,058
Radiators/Unit Ventilators/HVAC	166.01 %	\$6,271,090	\$3,777,531
Heating/Cooling Controls	226.49 %	\$2,686,710	\$1,186,245
Electrical Service and Distribution	48.08 %	\$409,772	\$852,339
Lighting	01.16 %	\$35,300	\$3,047,332
Communications and Security (Cameras, Pa System and Fire Alarm)	51.38 %	\$586,504	\$1,141,431

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.