

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.

Smedley School

Governance	CHARTER	Report Type	Elementary
Address	1790 Bridge St. Philadelphia, Pa 19124	Enrollment	772
Phone/Fax	215-537-2523 / N/A	Grade Range	'00-06'
Website	Www.Masterycharter.Org/Schools/Smedley-Campus/	Admissions Category	Neighborhood
		Turnaround Model	Renaissance Charter

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	29.16%	\$12,392,913	\$42,506,909
Building	28.09 %	\$11,679,942	\$41,573,922
Grounds	76.42 %	\$712,971	\$932,987

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	59.04 %	\$439,619	\$744,577
Exterior Walls (Shows condition of the structural condition of the exterior facade)	04.27 %	\$129,158	\$3,026,595
Windows (Shows functionality of exterior windows)	84.72 %	\$1,251,506	\$1,477,190
Exterior Doors (Shows condition of exterior doors)	26.13 %	\$31,206	\$119,405
Interior Doors (Classroom doors)	158.38 %	\$465,434	\$293,865
Interior Walls (Paint and Finishes)	02.56 %	\$33,869	\$1,324,895
Plumbing Fixtures	00.00 %	\$0	\$1,091,090
Boilers	00.00 %	\$0	\$1,506,505
Chillers/Cooling Towers	58.12 %	\$1,148,233	\$1,975,545
Radiators/Unit Ventilators/HVAC	53.60 %	\$1,859,790	\$3,469,895
Heating/Cooling Controls	140.76 %	\$1,533,822	\$1,089,660
Electrical Service and Distribution	22.60 %	\$194,699	\$861,575
Lighting	04.72 %	\$145,377	\$3,079,505
Communications and Security (Cameras, Pa System and Fire Alarm)	04.06 %	\$46,871	\$1,153,295

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.