

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.

Allen, Ethan School

| | | | |
|------------|--|---------------------|-------------------|
| Governance | DISTRICT | Report Type | Elementary/middle |
| Address | 6329 Battersby St. Philadelphia, Pa 19149 | Enrollment | 954 |
| Phone/Fax | 215-537-2530 / 215-537-2599 | Grade Range | '00-08' |
| Website | Www.Philasd.Org/Schools/Ethanallen | Admissions Category | Neighborhood |
| | | 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 | 63.70% | \$22,269,670 | \$34,959,480 |
| Building | 65.26 % | \$21,838,552 | \$33,465,820 |
| Grounds | 25.34 % | \$431,119 | \$1,701,084 |

Major Building Systems

| Building System | System FCI | Repair Costs | Replacement Cost |
|--|------------|--------------|------------------|
| Roof (Shows physical condition of roof) | 60.34 % | \$475,847 | \$788,618 |
| Exterior Walls (Shows condition of the structural condition of the exterior facade) | 02.92 % | \$71,590 | \$2,453,851 |
| Windows (Shows functionality of exterior windows) | 120.14 % | \$1,438,519 | \$1,197,341 |
| Exterior Doors (Shows condition of exterior doors) | 176.55 % | \$170,190 | \$96,399 |
| Interior Doors (Classroom doors) | 152.05 % | \$354,803 | \$233,352 |
| Interior Walls (Paint and Finishes) | 41.07 % | \$432,459 | \$1,053,075 |
| Plumbing Fixtures | 54.05 % | \$485,837 | \$898,837 |
| Boilers | 124.47 % | \$1,544,986 | \$1,241,219 |
| Chillers/Cooling Towers | 74.01 % | \$1,204,455 | \$1,627,479 |
| Radiators/Unit Ventilators/HVAC | 211.61 % | \$6,048,017 | \$2,858,061 |
| Heating/Cooling Controls | 158.90 % | \$1,426,178 | \$897,507 |
| Electrical Service and Distribution | 208.71 % | \$1,345,940 | \$644,875 |
| Lighting | 55.49 % | \$1,279,341 | \$2,305,596 |
| Communications and Security (Cameras, Pa System and Fire Alarm) | 67.51 % | \$583,039 | \$863,601 |

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.