

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.

Baldi Middle School

Governance	DISTRICT	Report Type	Middle
Address	8801 Verree Rd. Philadelphia, Pa 19115	Enrollment	1377
Phone/Fax	215-961-2003 / 215-961-2116	Grade Range	'06-08'
Website	Www.Philasd.Org/Schools/Baldi	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	14.45%	\$14,156,117	\$97,934,152
Building	14.67 %	\$14,005,303	\$95,459,866
Grounds	06.00 %	\$150,815	\$2,515,011

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	01.67 %	\$65,086	\$3,903,393
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.18 %	\$14,795	\$8,104,247
Windows (Shows functionality of exterior windows)	32.86 %	\$1,301,858	\$3,961,418
Exterior Doors (Shows condition of exterior doors)	32.54 %	\$87,341	\$268,414
Interior Doors (Classroom doors)	103.08 %	\$669,749	\$649,747
Interior Walls (Paint and Finishes)	00.28 %	\$6,774	\$2,445,343
Plumbing Fixtures	32.68 %	\$817,905	\$2,502,728
Boilers	00.00 %	\$0	\$3,456,060
Chillers/Cooling Towers	00.00 %	\$0	\$4,531,566
Radiators/Unit Ventilators/HVAC	19.75 %	\$1,572,093	\$7,958,008
Heating/Cooling Controls	00.00 %	\$0	\$2,499,026
Electrical Service and Distribution	57.22 %	\$1,027,451	\$1,795,596
Lighting	11.22 %	\$720,563	\$6,419,719
Communications and Security (Cameras, Pa System and Fire Alarm)	15.67 %	\$376,707	\$2,404,618

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.