

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.

Sheridan School

Governance	DISTRICT	Report Type	Elementary
Address	800 E. Ontario St. Philadelphia, Pa 19134	Enrollment	731
Phone/Fax	215-291-4724 / 215-291-5615	Grade Range	'00-04'
Website	Www.Philasd.Org/Schools/Sheridan	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	42.76%	\$14,297,669	\$33,436,019
Building	41.74 %	\$13,876,552	\$33,249,124
Grounds	72.36 %	\$421,117	\$581,973

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$1,104,296
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$2,390,550
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$1,166,454
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$93,912
Interior Doors (Classroom doors)	249.78 %	\$567,829	\$227,332
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$1,088,733
Plumbing Fixtures	00.00 %	\$0	\$875,650
Boilers	02.21 %	\$26,678	\$1,209,200
Chillers/Cooling Towers	64.12 %	\$1,016,628	\$1,585,496
Radiators/Unit Ventilators/HVAC	150.72 %	\$4,196,438	\$2,784,333
Heating/Cooling Controls	158.90 %	\$1,389,389	\$874,355
Electrical Service and Distribution	143.67 %	\$902,603	\$628,240
Lighting	48.50 %	\$1,089,280	\$2,246,120
Communications and Security (Cameras, Pa System and Fire Alarm)	93.42 %	\$785,935	\$841,323

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.