

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.

Kearny School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	601 Fairmount Ave.	Enrollment	406
	Philadelphia, Pa 19123	Grade Range	'00-08'
Phone/Fax	215-351-7343 / 215-351-7129	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Kearny	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	35.89%	\$16,342,364	\$45,536,194
Building	35.81 %	\$15,962,621	\$44,573,273
Grounds	117.42 %	\$379,743	\$323,400

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	79.05 %	\$1,039,370	\$1,314,899
Exterior Walls (Shows condition of the structural condition of the exterior facade)	38.89 %	\$1,291,579	\$3,321,088
Windows (Shows functionality of exterior windows)	92.54 %	\$1,499,572	\$1,620,504
Exterior Doors (Shows condition of exterior doors)	111.69 %	\$145,717	\$130,468
Interior Doors (Classroom doors)	113.29 %	\$357,794	\$315,823
Interior Walls (Paint and Finishes)	72.77 %	\$633,964	\$871,209
Plumbing Fixtures	23.95 %	\$291,349	\$1,216,503
Boilers	00.00 %	\$0	\$1,679,889
Chillers/Cooling Towers	45.42 %	\$1,000,514	\$2,202,661
Radiators/Unit Ventilators/HVAC	71.17 %	\$2,753,021	\$3,868,154
Heating/Cooling Controls	110.02 %	\$1,336,468	\$1,214,703
Electrical Service and Distribution	58.54 %	\$510,922	\$872,787
Lighting	22.96 %	\$716,362	\$3,120,437
Communications and Security (Cameras, Pa System and Fire Alarm)	33.34 %	\$389,632	\$1,168,814

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.