

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.

Beeber Middle School

Governance	DISTRICT	Report Type	Middle
Address	5925 Malvern Ave.	Enrollment	71
	Philadelphia, Pa 19131	Grade Range	'08-'08'
Phone/Fax	215-581-5513 / 215-581-5694	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Beeber	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	31.51%	\$23,530,201	\$74,686,398
Building	31.31 %	\$22,941,639	\$73,269,838
Grounds	41.55 %	\$588,562	\$1,416,560

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$2,095,582
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.16 %	\$9,687	\$6,085,420
Windows (Shows functionality of exterior windows)	60.39 %	\$1,796,427	\$2,974,600
Exterior Doors (Shows condition of exterior doors)	108.45 %	\$218,576	\$201,550
Interior Doors (Classroom doors)	07.41 %	\$36,177	\$487,890
Interior Walls (Paint and Finishes)	08.65 %	\$202,183	\$2,336,590
Plumbing Fixtures	13.69 %	\$257,247	\$1,879,280
Boilers	65.54 %	\$1,700,963	\$2,595,130
Chillers/Cooling Towers	51.32 %	\$1,746,308	\$3,402,720
Radiators/Unit Ventilators/HVAC	52.97 %	\$3,165,158	\$5,975,610
Heating/Cooling Controls	132.68 %	\$2,489,685	\$1,876,500
Electrical Service and Distribution	90.92 %	\$1,225,914	\$1,348,300
Lighting	03.05 %	\$146,948	\$4,820,520
Communications and Security (Cameras, Pa System and Fire Alarm)	14.77 %	\$266,692	\$1,805,610

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.