

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.

Memphis Street Academy (Jones School)

Governance	CHARTER	Report Type	Middle
Address	2950 Memphis St. Philadelphia, Pa 19134	Enrollment	852
Phone/Fax	215-291-4709 / 215-291-4754	Grade Range	'05-08'
Website	Www.Ap-Schools.Org/Memphisstreetacademy/	Admissions Category	Neighborhood
		Turnaround Model	Renaissance Charter

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	44.63%	\$26,421,649	\$59,204,515
Building	45.58 %	\$26,363,318	\$57,842,410
Grounds	04.26 %	\$58,331	\$1,369,185

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	89.59 %	\$982,578	\$1,096,780
Exterior Walls (Shows condition of the structural condition of the exterior facade)	12.50 %	\$645,789	\$5,166,040
Windows (Shows functionality of exterior windows)	100.57 %	\$2,539,658	\$2,525,200
Exterior Doors (Shows condition of exterior doors)	106.46 %	\$182,146	\$171,100
Interior Doors (Classroom doors)	334.03 %	\$1,383,470	\$414,180
Interior Walls (Paint and Finishes)	05.86 %	\$67,739	\$1,156,740
Plumbing Fixtures	00.00 %	\$0	\$1,595,360
Boilers	00.00 %	\$0	\$2,203,060
Chillers/Cooling Towers	67.94 %	\$1,962,508	\$2,888,640
Radiators/Unit Ventilators/HVAC	123.56 %	\$6,268,181	\$5,072,820
Heating/Cooling Controls	132.68 %	\$2,113,546	\$1,593,000
Electrical Service and Distribution	114.55 %	\$1,311,140	\$1,144,600
Lighting	37.82 %	\$1,547,810	\$4,092,240
Communications and Security (Cameras, Pa System and Fire Alarm)	32.60 %	\$499,718	\$1,532,820

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.