

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.

Shoemaker School

Governance	CHARTER	Report Type	Middlehigh
Address	5301 Media St. Philadelphia, Pa 19131	Enrollment	786
Phone/Fax	267-296-7111 / 267-296-7112	Grade Range	'07-12'
Website	Www.Masterycharter.Org/Schools/Shoemaker-Campus/About-Shoemaker.Html	Admissions Category	Citywide With Criteria
		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	20.47%	\$16,126,310	\$78,780,234
Building	20.21 %	\$15,836,843	\$78,356,060
Grounds	68.24 %	\$289,467	\$424,174

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	77.49 %	\$1,119,365	\$1,444,470
Exterior Walls (Shows condition of the structural condition of the exterior facade)	02.44 %	\$161,447	\$6,627,720
Windows (Shows functionality of exterior windows)	18.04 %	\$584,036	\$3,236,640
Exterior Doors (Shows condition of exterior doors)	107.42 %	\$236,790	\$220,440
Interior Doors (Classroom doors)	85.79 %	\$465,434	\$542,520
Interior Walls (Paint and Finishes)	28.54 %	\$698,162	\$2,445,960
Plumbing Fixtures	00.00 %	\$0	\$2,014,320
Boilers	00.00 %	\$0	\$2,781,240
Chillers/Cooling Towers	00.00 %	\$0	\$3,647,160
Radiators/Unit Ventilators/HVAC	00.00 %	\$0	\$6,405,960
Heating/Cooling Controls	00.00 %	\$0	\$2,011,680
Electrical Service and Distribution	01.38 %	\$21,935	\$1,590,600
Lighting	03.16 %	\$179,884	\$5,685,240
Communications and Security (Cameras, Pa System and Fire Alarm)	00.00 %	\$0	\$2,129,160

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.