

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.

Penn Treaty School

Governance	DISTRICT	Report Type	Middlehigh
Address	600 E. Thompson St.	Enrollment	559
	Philadelphia, Pa 19125	Grade Range	'06-12'
Phone/Fax	215-291-4715 / 215-291-5172	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Penntreaty	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	48.17%	\$35,632,485	\$73,966,798
Building	47.64 %	\$35,229,520	\$73,953,178
Grounds	128.10 %	\$402,964	\$314,580

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	89.27 %	\$1,517,914	\$1,700,288
Exterior Walls (Shows condition of the structural condition of the exterior facade)	17.99 %	\$1,134,453	\$6,304,320
Windows (Shows functionality of exterior windows)	178.80 %	\$5,510,020	\$3,081,600
Exterior Doors (Shows condition of exterior doors)	78.51 %	\$163,932	\$208,800
Interior Doors (Classroom doors)	41.10 %	\$207,713	\$505,440
Interior Walls (Paint and Finishes)	115.26 %	\$2,788,289	\$2,419,200
Plumbing Fixtures	23.83 %	\$463,859	\$1,946,880
Boilers	00.00 %	\$0	\$2,688,480
Chillers/Cooling Towers	59.93 %	\$2,112,739	\$3,525,120
Radiators/Unit Ventilators/HVAC	109.53 %	\$6,780,739	\$6,190,560
Heating/Cooling Controls	132.68 %	\$2,579,242	\$1,944,000
Electrical Service and Distribution	71.01 %	\$991,906	\$1,396,800
Lighting	50.66 %	\$2,530,012	\$4,993,920
Communications and Security (Cameras, Pa System and Fire Alarm)	15.13 %	\$283,090	\$1,870,560

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.