

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.

McClure School

Governance	DISTRICT	Report Type	Elementary
Address	600 W. Hunting Park Ave. Philadelphia, Pa 19140	Enrollment	639
Phone/Fax	215-456-3001 / 215-456-5587	Grade Range	'00-05'
Website	Www.Philasd.Org/Schools/Mcclure	Admissions Category	Neighborhood
		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	52.24%	\$17,431,937	\$33,368,065
Building	50.75 %	\$16,705,231	\$32,914,606
Grounds	104.53 %	\$697,604	\$667,359

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	84.82 %	\$606,488	\$715,004
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$1,795,150
Windows (Shows functionality of exterior windows)	215.95 %	\$1,692,439	\$783,725
Exterior Doors (Shows condition of exterior doors)	170.72 %	\$163,932	\$96,025
Interior Doors (Classroom doors)	172.22 %	\$372,347	\$216,200
Interior Walls (Paint and Finishes)	80.59 %	\$778,996	\$966,575
Plumbing Fixtures	00.00 %	\$0	\$1,815,850
Boilers	00.00 %	\$0	\$1,073,525
Chillers/Cooling Towers	65.31 %	\$919,357	\$1,407,600
Radiators/Unit Ventilators/HVAC	152.01 %	\$3,757,521	\$2,471,925
Heating/Cooling Controls	158.90 %	\$1,233,498	\$776,250
Electrical Service and Distribution	146.96 %	\$819,675	\$557,750
Lighting	58.36 %	\$1,163,792	\$1,994,100
Communications and Security (Cameras, Pa System and Fire Alarm)	99.68 %	\$744,554	\$746,925

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.