

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.

Kirkbride School

Governance	DISTRICT	Report Type	Elementary/middle
Address	1501 S. 7Th St. Philadelphia, Pa 19147	Enrollment	554
Phone/Fax	215-952-6214 / 215-952-6253	Grade Range	'00-08'
Website	Www.Philasd.Org/Schools/Kirkbride	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	35.90%	\$10,309,506	\$28,714,480
Building	35.67 %	\$10,271,538	\$28,799,363
Grounds	14.38 %	\$37,968	\$263,957

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$611,432
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$2,103,870
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$1,026,570
Exterior Doors (Shows condition of exterior doors)	08.45 %	\$6,987	\$82,650
Interior Doors (Classroom doors)	131.15 %	\$262,382	\$200,070
Interior Walls (Paint and Finishes)	08.49 %	\$81,387	\$958,170
Plumbing Fixtures	17.43 %	\$134,343	\$770,640
Boilers	71.15 %	\$757,191	\$1,064,190
Chillers/Cooling Towers	48.34 %	\$674,495	\$1,395,360
Radiators/Unit Ventilators/HVAC	27.25 %	\$667,785	\$2,450,430
Heating/Cooling Controls	158.90 %	\$1,222,769	\$769,500
Electrical Service and Distribution	161.23 %	\$891,459	\$552,900
Lighting	36.62 %	\$723,978	\$1,976,760
Communications and Security (Cameras, Pa System and Fire Alarm)	48.71 %	\$360,660	\$740,430

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.