

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.

Mifflin School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	3624 Conrad St. Philadelphia, Pa 19129	Enrollment	299
Phone/Fax	215-951-4007 / 215-951-4510	Grade Range	'00-08'
Website	Www.Philasd.Org/Schools/Mifflin	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	38.82%	\$12,846,318	\$33,090,200
Building	37.46 %	\$11,874,874	\$31,695,993
Grounds	69.68 %	\$971,443	\$1,394,207

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	14.58 %	\$135,528	\$929,366
Exterior Walls (Shows condition of the structural condition of the exterior facade)	21.13 %	\$484,342	\$2,292,111
Windows (Shows functionality of exterior windows)	98.34 %	\$1,099,882	\$1,118,421
Exterior Doors (Shows condition of exterior doors)	06.63 %	\$5,973	\$90,045
Interior Doors (Classroom doors)	00.00 %	\$0	\$217,971
Interior Walls (Paint and Finishes)	33.38 %	\$203,216	\$608,741
Plumbing Fixtures	03.61 %	\$30,317	\$839,592
Boilers	00.00 %	\$0	\$1,159,407
Chillers/Cooling Towers	65.60 %	\$997,288	\$1,520,208
Radiators/Unit Ventilators/HVAC	172.07 %	\$4,593,656	\$2,669,679
Heating/Cooling Controls	158.90 %	\$1,332,175	\$838,350
Electrical Service and Distribution	00.00 %	\$0	\$602,370
Lighting	08.42 %	\$181,402	\$2,153,628
Communications and Security (Cameras, Pa System and Fire Alarm)	00.00 %	\$0	\$806,679

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.