

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.

Greenberg School

Governance	DISTRICT	Report Type	Elementary/middle
Address	600 Sharon Ln.	Enrollment	762
	Philadelphia, Pa 19115	Grade Range	'00-08'
Phone/Fax	215-961-2002 / 215-961-2560	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Greenberg	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	50.13%	\$23,495,647	\$46,873,953
Building	51.99 %	\$23,063,588	\$44,359,585
Grounds	16.70 %	\$432,059	\$2,587,268

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	89.59 %	\$1,154,496	\$1,288,678
Exterior Walls (Shows condition of the structural condition of the exterior facade)	02.66 %	\$88,504	\$3,321,900
Windows (Shows functionality of exterior windows)	155.71 %	\$2,523,885	\$1,620,900
Exterior Doors (Shows condition of exterior doors)	88.92 %	\$116,038	\$130,500
Interior Doors (Classroom doors)	134.49 %	\$424,847	\$315,900
Interior Walls (Paint and Finishes)	05.32 %	\$63,249	\$1,188,900
Plumbing Fixtures	35.91 %	\$436,934	\$1,216,800
Boilers	106.94 %	\$1,796,906	\$1,680,300
Chillers/Cooling Towers	65.60 %	\$1,445,345	\$2,203,200
Radiators/Unit Ventilators/HVAC	187.07 %	\$7,238,069	\$3,869,100
Heating/Cooling Controls	158.90 %	\$1,930,688	\$1,215,000
Electrical Service and Distribution	39.26 %	\$342,767	\$873,000
Lighting	03.23 %	\$100,715	\$3,121,200
Communications and Security (Cameras, Pa System and Fire Alarm)	50.25 %	\$587,475	\$1,169,100

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.