

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.

Fitzpatrick School

| | | | |
|------------|-------------------------------------|---------------------|------------------|
| Governance | DISTRICT | Report Type | Elementarymiddle |
| Address | 11061 Knights Rd. | Enrollment | 834 |
| | Philadelphia, Pa 19154 | Grade Range | '00-08' |
| Phone/Fax | 215-281-2602 / 215-281-3330 | Admissions Category | Neighborhood |
| Website | Www.Philasd.Org/Schools/Fitzpatrick | 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 | 26.58% | \$17,252,403 | \$64,909,245 |
| Building | 34.53 % | \$16,425,848 | \$47,576,086 |
| Grounds | 04.77 % | \$826,554 | \$17,333,159 |

Major Building Systems

| Building System | System FCI | Repair Costs | Replacement Cost |
|--|------------|--------------|------------------|
| Roof (Shows physical condition of roof) | 00.00 % | \$0 | \$1,097,782 |
| Exterior Walls (Shows condition of the structural condition of the exterior facade) | 01.42 % | \$38,001 | \$2,670,871 |
| Windows (Shows functionality of exterior windows) | 16.59 % | \$193,431 | \$1,166,047 |
| Exterior Doors (Shows condition of exterior doors) | 44.02 % | \$62,886 | \$142,869 |
| Interior Doors (Classroom doors) | 89.31 % | \$287,269 | \$321,668 |
| Interior Walls (Paint and Finishes) | 00.90 % | \$10,217 | \$1,130,116 |
| Plumbing Fixtures | 29.07 % | \$785,305 | \$2,701,669 |
| Boilers | 06.35 % | \$101,394 | \$1,597,219 |
| Chillers/Cooling Towers | 65.60 % | \$1,373,895 | \$2,094,264 |
| Radiators/Unit Ventilators/HVAC | 158.49 % | \$5,828,963 | \$3,677,795 |
| Heating/Cooling Controls | 111.45 % | \$1,287,125 | \$1,154,925 |
| Electrical Service and Distribution | 110.51 % | \$917,024 | \$829,835 |
| Lighting | 67.58 % | \$2,004,890 | \$2,966,874 |
| Communications and Security (Cameras, Pa System and Fire Alarm) | 68.10 % | \$756,737 | \$1,111,295 |

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.