

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.

Kenderton School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	1500 W. Ontario St. Philadelphia, Pa 19140	Enrollment	477
Phone/Fax	215-400-8340 / 215-400-8341	Grade Range	'00-08'
Website	N/A	Admissions Category	Neighborhood
		Turnaround Model	N/A

Building/System FCI Tiers

$\text{Facility Condition Index (FCI)} = \frac{\text{Cost of Assessed Deficiencies}}{\text{Replacement Value}}$				
< 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	49.03%	\$21,343,136	\$43,527,148
Building	49.37 %	\$20,993,488	\$42,521,981
Grounds	34.72 %	\$349,648	\$1,006,987

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	89.59 %	\$609,876	\$680,760
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$3,359,105
Windows (Shows functionality of exterior windows)	211.18 %	\$3,461,355	\$1,639,054
Exterior Doors (Shows condition of exterior doors)	75.92 %	\$100,181	\$131,962
Interior Doors (Classroom doors)	179.21 %	\$572,470	\$319,438
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$1,202,216
Plumbing Fixtures	31.90 %	\$392,527	\$1,230,428
Boilers	89.36 %	\$1,518,308	\$1,699,119
Chillers/Cooling Towers	65.60 %	\$1,461,516	\$2,227,876
Radiators/Unit Ventilators/HVAC	133.55 %	\$5,225,112	\$3,912,434
Heating/Cooling Controls	132.68 %	\$1,630,079	\$1,228,608
Electrical Service and Distribution	110.48 %	\$975,324	\$882,778
Lighting	08.48 %	\$267,752	\$3,156,157
Communications and Security (Cameras, Pa System and Fire Alarm)	29.13 %	\$344,326	\$1,182,194

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.