

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.

Gratz School

Governance	CHARTER	Report Type	Middlehigh
Address	1798 W. Hunting Park Ave. Philadelphia, Pa 19140	Enrollment	1474
Phone/Fax	215-227-4408 / N/A	Grade Range	'07-12'
Website	Www.Masterycharter.Org/Schools/Simon-Gratz-Campus/	Admissions Category	Neighborhood
		Turnaround Model	Renaissance Charter

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	28.91%	\$52,823,126	\$182,716,188
Building	28.49 %	\$51,458,805	\$180,640,950
Grounds	60.46 %	\$1,364,321	\$2,256,638

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	89.59 %	\$1,948,216	\$2,174,650
Exterior Walls (Shows condition of the structural condition of the exterior facade)	04.64 %	\$691,162	\$14,904,000
Windows (Shows functionality of exterior windows)	28.22 %	\$2,679,679	\$9,494,400
Exterior Doors (Shows condition of exterior doors)	68.27 %	\$273,220	\$400,200
Interior Doors (Classroom doors)	143.52 %	\$1,861,736	\$1,297,200
Interior Walls (Paint and Finishes)	30.41 %	\$1,376,774	\$4,527,250
Plumbing Fixtures	00.00 %	\$0	\$4,664,400
Boilers	00.52 %	\$33,651	\$6,441,150
Chillers/Cooling Towers	69.19 %	\$5,843,209	\$8,445,600
Radiators/Unit Ventilators/HVAC	67.71 %	\$10,043,164	\$14,831,550
Heating/Cooling Controls	24.97 %	\$1,163,101	\$4,657,500
Electrical Service and Distribution	16.89 %	\$565,095	\$3,346,500
Lighting	33.37 %	\$3,992,755	\$11,964,600
Communications and Security (Cameras, Pa System and Fire Alarm)	11.75 %	\$526,677	\$4,481,550

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.