

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.

Pollock School

Governance	DISTRICT	Report Type	Elementary
Address	2850 Welsh Rd. Philadelphia, Pa 19152	Enrollment	675
Phone/Fax	215-961-2004 / 215-961-2597	Grade Range	'00-06'
Website	Www.Philasd.Org/Schools/Pollock	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	32.84%	\$15,251,354	\$46,444,270
Building	36.31 %	\$14,982,493	\$41,265,792
Grounds	05.22 %	\$270,223	\$5,178,478

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.58 %	\$9,763	\$1,683,672
Exterior Walls (Shows condition of the structural condition of the exterior facade)	02.27 %	\$51,763	\$2,279,060
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$994,990
Exterior Doors (Shows condition of exterior doors)	60.39 %	\$73,625	\$121,910
Interior Doors (Classroom doors)	12.06 %	\$33,112	\$274,480
Interior Walls (Paint and Finishes)	01.12 %	\$10,821	\$964,330
Plumbing Fixtures	18.33 %	\$422,585	\$2,305,340
Boilers	50.07 %	\$682,475	\$1,362,910
Chillers/Cooling Towers	67.40 %	\$1,204,455	\$1,787,040
Radiators/Unit Ventilators/HVAC	161.24 %	\$5,060,075	\$3,138,270
Heating/Cooling Controls	163.26 %	\$1,608,907	\$985,500
Electrical Service and Distribution	208.01 %	\$1,472,912	\$708,100
Lighting	71.04 %	\$1,798,515	\$2,531,640
Communications and Security (Cameras, Pa System and Fire Alarm)	38.63 %	\$366,332	\$948,270

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.