

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 calculation represents the cost of needed repairs divided by the replacement value. The FCI is a numerical value of condition and helps to identify the need for renewal or replacement of specific parts of the facility. The FCI is particularly useful when comparing similar facilities within the same portfolio.

South Philadelphia High School

Governance	DISTRICT	Report Type	High
Address	2101 S. Broad St. Philadelphia, Pa 19148	Enrollment	591
Phone/Fax	215-400-8400 / 215-400-8401	Grade Range	'09-12'
Website	Www.Philasd.Org/Schools/Southphila	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	40.37%	\$71,968,368	\$178,265,659
Building	40.40 %	\$71,287,936	\$176,436,912
Grounds	37.21 %	\$680,432	\$1,828,747

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	91.29 %	\$3,638,250	\$3,985,479
Exterior Walls (Shows condition of the structural condition of the exterior facade)	04.90 %	\$701,222	\$14,318,208
Windows (Shows functionality of exterior windows)	90.51 %	\$8,255,173	\$9,121,229
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$384,470
Interior Doors (Classroom doors)	191.74 %	\$2,389,520	\$1,246,214
Interior Walls (Paint and Finishes)	30.27 %	\$2,370,857	\$7,831,927
Plumbing Fixtures	10.76 %	\$482,032	\$4,481,069
Boilers	00.00 %	\$0	\$6,187,985
Chillers/Cooling Towers	51.53 %	\$4,180,576	\$8,113,651
Radiators/Unit Ventilators/HVAC	103.71 %	\$14,777,875	\$14,248,606
Heating/Cooling Controls	136.47 %	\$6,106,268	\$4,474,440
Electrical Service and Distribution	126.51 %	\$4,067,226	\$3,214,968
Lighting	28.96 %	\$3,328,938	\$11,494,339
Communications and Security (Cameras, Pa System and Fire Alarm)	23.24 %	\$1,000,747	\$4,305,406

Please note that some FCIs may be over 100% because there are times when replacing a building system requires that other building systems be upgraded to complete the installation. A FCI of 0.0% represents that there are no current deficiencies with the associated system.