

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.

Kelley, W D School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	1601 N. 28Th St.	Enrollment	409
	Philadelphia, Pa 19121	Grade Range	'00-08'
Phone/Fax	215-684-5071 / 215-684-5179	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Kelley	Turnaround Model	Turnaround

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	28.51%	\$12,045,221	\$42,247,638
Building	28.64 %	\$11,827,447	\$41,298,632
Grounds	15.11 %	\$217,773	\$1,441,486

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.54 %	\$6,711	\$1,234,700
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.31 %	\$6,935	\$2,247,840
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$981,360
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$120,240
Interior Doors (Classroom doors)	17.48 %	\$47,308	\$270,720
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$1,416,240
Plumbing Fixtures	16.91 %	\$384,422	\$2,273,760
Boilers	12.02 %	\$161,581	\$1,344,240
Chillers/Cooling Towers	63.72 %	\$1,123,153	\$1,762,560
Radiators/Unit Ventilators/HVAC	121.14 %	\$3,749,614	\$3,095,280
Heating/Cooling Controls	158.90 %	\$1,544,551	\$972,000
Electrical Service and Distribution	115.08 %	\$803,750	\$698,400
Lighting	34.04 %	\$850,069	\$2,496,960
Communications and Security (Cameras, Pa System and Fire Alarm)	67.61 %	\$632,327	\$935,280

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.