

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.

Building 21 (Ferguson) School

Governance	DISTRICT	Report Type	High
Address	2000 N. 7Th St. Philadelphia, Pa 19122	Enrollment	345
Phone/Fax	215-684-2030 / 215-684-2172	Grade Range	'09-11'
Website	Www.Philasd.Org/Schools/Building21	Admissions Category	Citywide
		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	47.36%	\$23,743,553	\$50,136,280
Building	46.47 %	\$22,956,071	\$49,397,261
Grounds	81.96 %	\$773,526	\$943,740

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	89.73 %	\$718,299	\$800,512
Exterior Walls (Shows condition of the structural condition of the exterior facade)	38.89 %	\$1,433,653	\$3,685,980
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$1,798,551
Exterior Doors (Shows condition of exterior doors)	125.79 %	\$182,146	\$144,803
Interior Doors (Classroom doors)	109.22 %	\$382,840	\$350,523
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$1,678,713
Plumbing Fixtures	06.74 %	\$90,950	\$1,350,161
Boilers	85.75 %	\$1,598,800	\$1,864,461
Chillers/Cooling Towers	60.71 %	\$1,484,223	\$2,444,671
Radiators/Unit Ventilators/HVAC	133.72 %	\$5,740,635	\$4,293,153
Heating/Cooling Controls	158.55 %	\$2,137,484	\$1,348,164
Electrical Service and Distribution	159.22 %	\$1,542,323	\$968,681
Lighting	55.22 %	\$1,912,522	\$3,463,284
Communications and Security (Cameras, Pa System and Fire Alarm)	49.10 %	\$636,973	\$1,297,233

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.