

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.

McKinley School

Governance	DISTRICT	Report Type	Elementary/middle
Address	2101 N. Orkney St.	Enrollment	471
	Philadelphia, Pa 19122	Grade Range	'00-08'
Phone/Fax	215-291-4702 / 215-291-5613	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Mckinley	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	51.54%	\$17,376,808	\$33,716,093
Building	50.84 %	\$16,519,855	\$32,490,715
Grounds	69.93 %	\$856,955	\$1,225,378

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	99.00 %	\$1,502,784	\$1,517,967
Exterior Walls (Shows condition of the structural condition of the exterior facade)	01.61 %	\$38,575	\$2,391,425
Windows (Shows functionality of exterior windows)	139.90 %	\$1,633,298	\$1,167,473
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$93,636
Interior Doors (Classroom doors)	11.38 %	\$25,368	\$222,942
Interior Walls (Paint and Finishes)	52.02 %	\$555,495	\$1,067,893
Plumbing Fixtures	04.47 %	\$39,801	\$889,539
Boilers	47.20 %	\$580,156	\$1,229,154
Chillers/Cooling Towers	59.56 %	\$960,080	\$1,611,871
Radiators/Unit Ventilators/HVAC	186.14 %	\$5,266,185	\$2,829,134
Heating/Cooling Controls	155.54 %	\$1,381,262	\$888,052
Electrical Service and Distribution	92.06 %	\$533,603	\$579,649
Lighting	48.66 %	\$1,009,637	\$2,074,847
Communications and Security (Cameras, Pa System and Fire Alarm)	32.97 %	\$256,315	\$777,324

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.