

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.

Forrest School

Governance	DISTRICT	Report Type	Elementary
Address	7300 Cottage St. Philadelphia, Pa 19136	Enrollment	1183
Phone/Fax	215-335-5652 / 215-335-5983	Grade Range	'00-06'
Website	Www.Philasd.Org/Schools/Forrest	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	47.78%	\$15,850,720	\$33,171,769
Building	49.33 %	\$15,626,963	\$31,675,791
Grounds	14.22 %	\$223,757	\$1,573,143

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	08.65 %	\$71,873	\$830,867
Exterior Walls (Shows condition of the structural condition of the exterior facade)	03.77 %	\$88,075	\$2,334,558
Windows (Shows functionality of exterior windows)	39.22 %	\$446,712	\$1,139,133
Exterior Doors (Shows condition of exterior doors)	85.86 %	\$78,743	\$91,713
Interior Doors (Classroom doors)	174.16 %	\$386,650	\$222,008
Interior Walls (Paint and Finishes)	12.50 %	\$132,902	\$1,063,234
Plumbing Fixtures	46.15 %	\$394,664	\$855,140
Boilers	87.98 %	\$1,038,883	\$1,180,878
Chillers/Cooling Towers	77.79 %	\$1,204,455	\$1,548,360
Radiators/Unit Ventilators/HVAC	105.16 %	\$2,859,546	\$2,719,118
Heating/Cooling Controls	158.90 %	\$1,356,842	\$853,875
Electrical Service and Distribution	169.49 %	\$1,039,850	\$613,525
Lighting	69.15 %	\$1,516,837	\$2,193,510
Communications and Security (Cameras, Pa System and Fire Alarm)	75.21 %	\$617,913	\$821,618

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.