

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.

Allen, Ethel School

| | | | |
|------------|---|---------------------|-------------------|
| Governance | DISTRICT | Report Type | Elementary/middle |
| Address | 3200 W. Lehigh Ave. Philadelphia, Pa 19132 | Enrollment | 519 |
| Phone/Fax | 215-227-4404 / 215-227-2971 | Grade Range | '00-08' |
| Website | Www.Philasd.Org/Schools/Ethelallen | Admissions Category | Neighborhood |
| | | 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 | 09.04% | \$4,002,157 | \$44,284,672 |
| Building | 09.10 % | \$3,757,425 | \$41,291,437 |
| Grounds | 08.18 % | \$244,732 | \$2,993,235 |

Major Building Systems

| Building System | System FCI | Repair Costs | Replacement Cost |
|--|------------|--------------|------------------|
| Roof (Shows physical condition of roof) | 00.00 % | \$0 | \$1,590,912 |
| Exterior Walls (Shows condition of the structural condition of the exterior facade) | 03.15 % | \$96,868 | \$3,070,801 |
| Windows (Shows functionality of exterior windows) | 00.00 % | \$0 | \$1,498,378 |
| Exterior Doors (Shows condition of exterior doors) | 00.00 % | \$0 | \$120,636 |
| Interior Doors (Classroom doors) | 32.67 % | \$95,412 | \$292,021 |
| Interior Walls (Paint and Finishes) | 00.00 % | \$0 | \$1,099,032 |
| Plumbing Fixtures | 00.00 % | \$0 | \$1,124,823 |
| Boilers | 00.00 % | \$0 | \$1,553,288 |
| Chillers/Cooling Towers | 00.00 % | \$0 | \$2,036,663 |
| Radiators/Unit Ventilators/HVAC | 00.00 % | \$0 | \$3,576,639 |
| Heating/Cooling Controls | 00.00 % | \$0 | \$1,123,160 |
| Electrical Service and Distribution | 132.04 % | \$1,065,563 | \$807,011 |
| Lighting | 08.55 % | \$246,563 | \$2,885,272 |
| Communications and Security (Cameras, Pa System and Fire Alarm) | 05.76 % | \$62,274 | \$1,080,729 |

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.