

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.

Solis-Cohen School

Governance	DISTRICT	Report Type	Elementary
Address	7001 Horrocks St. Philadelphia, Pa 19149	Enrollment	1227
Phone/Fax	215-728-5012 / 215-728-5982	Grade Range	'00-05'
Website	Www.Philasd.Org/Schools/Solis-Cohen	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	48.37%	\$25,623,700	\$52,970,972
Building	52.43 %	\$24,653,934	\$47,026,216
Grounds	16.31 %	\$969,766	\$5,944,756

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	99.88 %	\$3,130,369	\$3,134,286
Exterior Walls (Shows condition of the structural condition of the exterior facade)	10.66 %	\$357,990	\$3,358,810
Windows (Shows functionality of exterior windows)	117.03 %	\$1,918,026	\$1,638,910
Exterior Doors (Shows condition of exterior doors)	490.86 %	\$647,686	\$131,950
Interior Doors (Classroom doors)	204.45 %	\$653,025	\$319,410
Interior Walls (Paint and Finishes)	43.85 %	\$527,080	\$1,202,110
Plumbing Fixtures	82.78 %	\$1,018,469	\$1,230,320
Boilers	125.19 %	\$2,126,921	\$1,698,970
Chillers/Cooling Towers	54.07 %	\$1,204,455	\$2,227,680
Radiators/Unit Ventilators/HVAC	72.82 %	\$2,848,883	\$3,912,090
Heating/Cooling Controls	130.97 %	\$1,608,907	\$1,228,500
Electrical Service and Distribution	168.03 %	\$1,483,203	\$882,700
Lighting	55.91 %	\$1,764,359	\$3,155,880
Communications and Security (Cameras, Pa System and Fire Alarm)	78.84 %	\$931,904	\$1,182,090

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.