

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.

De Burgos School

| | | | |
|------------|----------------------------------|---------------------|------------------|
| Governance | DISTRICT | Report Type | Elementarymiddle |
| Address | 401 W. Lehigh Ave. | Enrollment | 872 |
| | Philadelphia, Pa 19133 | Grade Range | '00-08' |
| Phone/Fax | 215-291-4065 / 215-291-4084 | Admissions Category | Neighborhood |
| Website | Www.Philasd.Org/Schools/Deburgos | 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 | 00.64% | \$414,760 | \$64,701,308 |
| Building | 00.48 % | \$316,304 | \$65,830,634 |
| Grounds | 08.45 % | \$95,807 | \$1,133,164 |

Major Building Systems

| Building System | System FCI | Repair Costs | Replacement Cost |
|--|------------|--------------|------------------|
| Roof (Shows physical condition of roof) | 00.00 % | \$0 | \$2,267,750 |
| Exterior Walls (Shows condition of the structural condition of the exterior facade) | 00.00 % | \$0 | \$4,853,665 |
| Windows (Shows functionality of exterior windows) | 00.00 % | \$0 | \$2,368,315 |
| Exterior Doors (Shows condition of exterior doors) | 00.00 % | \$0 | \$190,675 |
| Interior Doors (Classroom doors) | 00.00 % | \$0 | \$461,565 |
| Interior Walls (Paint and Finishes) | 00.00 % | \$0 | \$2,210,515 |
| Plumbing Fixtures | 00.00 % | \$0 | \$1,777,880 |
| Boilers | 00.00 % | \$0 | \$2,455,105 |
| Chillers/Cooling Towers | 00.00 % | \$0 | \$3,219,120 |
| Radiators/Unit Ventilators/HVAC | 00.00 % | \$0 | \$5,653,185 |
| Heating/Cooling Controls | 00.00 % | \$0 | \$1,775,250 |
| Electrical Service and Distribution | 00.00 % | \$0 | \$1,275,550 |
| Lighting | 00.00 % | \$0 | \$4,560,420 |
| Communications and Security (Cameras, Pa System and Fire Alarm) | 00.00 % | \$0 | \$1,708,185 |

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.