

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.

Decatur School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	3500 Academy Rd. Philadelphia, Pa 19154	Enrollment	1034
Phone/Fax	215-281-2606 / 215-281-5803	Grade Range	'00-08'
Website	Www.Philasd.Org/Schools/Decatur	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	46.54%	\$21,827,230	\$46,900,001
Building	48.90 %	\$21,507,735	\$43,984,477
Grounds	12.32 %	\$319,495	\$2,594,234

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	89.43 %	\$1,253,634	\$1,401,798
Exterior Walls (Shows condition of the structural condition of the exterior facade)	02.14 %	\$70,578	\$3,294,107
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$1,607,338
Exterior Doors (Shows condition of exterior doors)	11.08 %	\$14,334	\$129,408
Interior Doors (Classroom doors)	81.26 %	\$254,545	\$313,257
Interior Walls (Paint and Finishes)	05.21 %	\$61,465	\$1,178,953
Plumbing Fixtures	48.44 %	\$584,446	\$1,206,619
Boilers	60.75 %	\$1,012,205	\$1,666,241
Chillers/Cooling Towers	65.60 %	\$1,433,270	\$2,184,767
Radiators/Unit Ventilators/HVAC	184.51 %	\$7,079,300	\$3,836,729
Heating/Cooling Controls	158.95 %	\$1,915,113	\$1,204,835
Electrical Service and Distribution	106.97 %	\$926,010	\$865,696
Lighting	64.36 %	\$1,991,969	\$3,095,086
Communications and Security (Cameras, Pa System and Fire Alarm)	68.57 %	\$794,892	\$1,159,319

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.