

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.

The Philadelphia Charter School for Arts and Sciences (Edmunds, HR) School

Governance	CHARTER	Report Type	Elementarymiddle
Address	1197 Haworth St. Philadelphia, Pa 19124	Enrollment	964
Phone/Fax	215-537-2520 / N/A	Grade Range	'00-08'
Website	Http://Stringtheoryschools.Com/	Admissions Category	Neighborhood
		Turnaround Model	Renaissance Charter

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	24.46%	\$16,382,054	\$66,971,711
Building	24.75 %	\$16,321,516	\$65,938,529
Grounds	05.84 %	\$60,539	\$1,035,886

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	89.59 %	\$1,151,988	\$1,285,880
Exterior Walls (Shows condition of the structural condition of the exterior facade)	27.89 %	\$1,391,763	\$4,990,527
Windows (Shows functionality of exterior windows)	51.39 %	\$1,251,506	\$2,435,096
Exterior Doors (Shows condition of exterior doors)	46.45 %	\$91,073	\$196,052
Interior Doors (Classroom doors)	49.04 %	\$232,717	\$474,580
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$1,791,358
Plumbing Fixtures	22.90 %	\$418,590	\$1,828,012
Boilers	01.06 %	\$26,678	\$2,524,333
Chillers/Cooling Towers	33.96 %	\$1,124,144	\$3,309,892
Radiators/Unit Ventilators/HVAC	49.37 %	\$2,869,835	\$5,812,592
Heating/Cooling Controls	132.68 %	\$2,421,767	\$1,825,308
Electrical Service and Distribution	04.33 %	\$56,809	\$1,311,518
Lighting	27.58 %	\$1,293,449	\$4,689,013
Communications and Security (Cameras, Pa System and Fire Alarm)	10.24 %	\$179,841	\$1,756,352

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.