

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.

Daroff School

Governance	CHARTER	Report Type	Elementary/middle
Address	5630 Vine St. Philadelphia, Pa 19139	Enrollment	671
Phone/Fax	215-471-2905 / N/A	Grade Range	'00-08'
Website	Www.Universalcompanies.Org/Education/Daroff-Charter-School/	Admissions Category	Neighborhood
		Turnaround Model	Renaissance Charter

Building/System FCI Tiers

$\text{Facility Condition Index (FCI)} = \frac{\text{Cost of Assessed Deficiencies}}{\text{Replacement Value}}$				
< 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	36.06%	\$15,768,887	\$43,734,652
Building	37.80 %	\$15,592,665	\$41,252,952
Grounds	07.10 %	\$176,222	\$2,481,700

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	89.59 %	\$1,423,044	\$1,588,440
Exterior Walls (Shows condition of the structural condition of the exterior facade)	02.06 %	\$64,579	\$3,140,303
Windows (Shows functionality of exterior windows)	32.20 %	\$493,353	\$1,532,291
Exterior Doors (Shows condition of exterior doors)	147.65 %	\$182,146	\$123,366
Interior Doors (Classroom doors)	28.75 %	\$85,871	\$298,631
Interior Walls (Paint and Finishes)	15.08 %	\$203,216	\$1,347,667
Plumbing Fixtures	00.00 %	\$0	\$1,150,282
Boilers	00.00 %	\$0	\$1,588,444
Chillers/Cooling Towers	00.00 %	\$0	\$2,082,758
Radiators/Unit Ventilators/HVAC	108.90 %	\$3,983,003	\$3,657,589
Heating/Cooling Controls	158.90 %	\$1,825,144	\$1,148,580
Electrical Service and Distribution	110.70 %	\$913,603	\$825,276
Lighting	50.20 %	\$1,481,110	\$2,950,574
Communications and Security (Cameras, Pa System and Fire Alarm)	54.25 %	\$599,615	\$1,105,189

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.