

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.

Rowen School

Governance	DISTRICT	Report Type	Elementary
Address	6841 N. 19Th St.	Enrollment	497
	Philadelphia, Pa 19126	Grade Range	'00-05'
Phone/Fax	215-276-5251 / 215-276-5806	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Rowen	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	36.86%	\$12,950,326	\$35,134,684
Building	37.30 %	\$12,803,357	\$34,321,171
Grounds	08.48 %	\$146,969	\$1,733,961

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	86.30 %	\$866,905	\$1,004,479
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$1,760,808
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$768,732
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$94,188
Interior Doors (Classroom doors)	17.06 %	\$36,177	\$212,064
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$1,109,952
Plumbing Fixtures	26.21 %	\$466,848	\$1,781,112
Boilers	115.62 %	\$1,217,415	\$1,052,988
Chillers/Cooling Towers	67.49 %	\$931,773	\$1,380,672
Radiators/Unit Ventilators/HVAC	133.83 %	\$3,244,980	\$2,424,636
Heating/Cooling Controls	158.90 %	\$1,209,898	\$761,400
Electrical Service and Distribution	117.92 %	\$645,135	\$547,080
Lighting	32.57 %	\$637,017	\$1,955,952
Communications and Security (Cameras, Pa System and Fire Alarm)	48.57 %	\$355,830	\$732,636

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.