

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.

Saul Annex 4 School

Governance	DISTRICT	Report Type	High
Address	7100 Henry Ave. Philadelphia, Pa 19128	Enrollment	
Phone/Fax	215-487-4467 / 215-487-4844	Grade Range	'09-12'
Website	Www.Philasd.Org/Schools/Saul	Admissions Category	Special Admit
		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	21.91%	\$7,993,692	\$36,475,975
Building	23.10 %	\$7,521,102	\$32,559,985
Grounds	10.80 %	\$472,590	\$4,375,133

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	86.35 %	\$914,814	\$1,059,456
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$1,833,551
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$800,490
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$98,079
Interior Doors (Classroom doors)	21.60 %	\$47,706	\$220,825
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$775,823
Plumbing Fixtures	00.00 %	\$0	\$1,854,693
Boilers	59.81 %	\$655,797	\$1,096,489
Chillers/Cooling Towers	00.00 %	\$0	\$1,437,710
Radiators/Unit Ventilators/HVAC	00.00 %	\$0	\$0
Heating/Cooling Controls	158.90 %	\$1,259,884	\$792,855
Electrical Service and Distribution	167.77 %	\$955,780	\$569,681
Lighting	48.07 %	\$979,079	\$2,036,756
Communications and Security (Cameras, Pa System and Fire Alarm)	34.05 %	\$259,767	\$762,903

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.