

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.

Welsh School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	2331 N. 4Th St.	Enrollment	405
	Philadelphia, Pa 19133	Grade Range	'00-08'
Phone/Fax	215-291-4708 / 215-291-4153	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Welsh	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	40.10%	\$14,671,077	\$36,581,821
Building	40.50 %	\$14,226,602	\$35,130,012
Grounds	30.62 %	\$444,475	\$1,451,809

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	90.70 %	\$842,937	\$929,380
Exterior Walls (Shows condition of the structural condition of the exterior facade)	27.35 %	\$716,826	\$2,620,610
Windows (Shows functionality of exterior windows)	208.19 %	\$2,662,153	\$1,278,710
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$102,950
Interior Doors (Classroom doors)	66.68 %	\$166,170	\$249,210
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$1,193,510
Plumbing Fixtures	11.44 %	\$109,808	\$959,920
Boilers	00.00 %	\$0	\$1,325,570
Chillers/Cooling Towers	59.81 %	\$1,039,614	\$1,738,080
Radiators/Unit Ventilators/HVAC	48.48 %	\$1,479,627	\$3,052,290
Heating/Cooling Controls	158.90 %	\$1,523,101	\$958,500
Electrical Service and Distribution	161.55 %	\$1,112,622	\$688,700
Lighting	52.80 %	\$1,300,154	\$2,462,280
Communications and Security (Cameras, Pa System and Fire Alarm)	40.15 %	\$370,303	\$922,290

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.