

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.

Workshop (West Philly Auto) School

Governance	DISTRICT	Report Type	High
Address	221 S. Hanson St. Philadelphia, Pa 19139	Enrollment	224
Phone/Fax	215-471-2960 / 215-471-2948	Grade Range	'09-12'
Website	Http://Www.Workshopschool.Org	Admissions Category	Citywide
		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	13.98%	\$2,734,342	\$19,562,232
Building	13.99 %	\$2,734,342	\$19,546,730
Grounds	00.00 %	\$0	\$90,550

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$1,202,019
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$976,249
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$426,210
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$52,221
Interior Doors (Classroom doors)	00.00 %	\$0	\$117,575
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$413,077
Plumbing Fixtures	01.54 %	\$15,158	\$987,507
Boilers	10.10 %	\$58,946	\$583,811
Chillers/Cooling Towers	00.00 %	\$0	\$765,490
Radiators/Unit Ventilators/HVAC	125.60 %	\$1,688,417	\$1,344,297
Heating/Cooling Controls	00.00 %	\$0	\$422,145
Electrical Service and Distribution	00.00 %	\$0	\$303,319
Lighting	17.34 %	\$188,017	\$1,084,444
Communications and Security (Cameras, Pa System and Fire Alarm)	16.50 %	\$67,007	\$406,197

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.