

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.

Lingelbach School

Governance	DISTRICT	Report Type	Elementary/middle
Address	6340 Wayne Ave.	Enrollment	456
	Philadelphia, Pa 19144	Grade Range	'00-08'
Phone/Fax	215-951-4001 / 215-951-4514	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Lingelbach	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	42.22%	\$14,001,440	\$33,160,875
Building	43.05 %	\$13,665,457	\$31,740,549
Grounds	23.66 %	\$335,984	\$1,420,326

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	89.59 %	\$847,050	\$945,500
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$2,397,784
Windows (Shows functionality of exterior windows)	83.23 %	\$973,748	\$1,169,984
Exterior Doors (Shows condition of exterior doors)	96.68 %	\$91,073	\$94,196
Interior Doors (Classroom doors)	209.22 %	\$477,059	\$228,020
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$805,653
Plumbing Fixtures	02.59 %	\$22,738	\$878,300
Boilers	08.36 %	\$101,394	\$1,212,859
Chillers/Cooling Towers	65.60 %	\$1,043,276	\$1,590,294
Radiators/Unit Ventilators/HVAC	140.67 %	\$3,928,554	\$2,792,759
Heating/Cooling Controls	158.90 %	\$1,393,593	\$877,001
Electrical Service and Distribution	106.89 %	\$673,568	\$630,141
Lighting	56.30 %	\$1,268,407	\$2,252,917
Communications and Security (Cameras, Pa System and Fire Alarm)	02.95 %	\$24,903	\$843,869

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.