

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.

Taylor School

Governance	DISTRICT	Report Type	Elementary
Address	3698 N. Randolph St. Philadelphia, Pa 19140	Enrollment	567
Phone/Fax	215-227-4435 / 215-227-4900	Grade Range	'00-05'
Website	Www.Philasd.Org/Schools/Taylor	Admissions Category	Neighborhood
		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	59.45%	\$17,123,209	\$28,801,618
Building	55.84 %	\$16,317,703	\$29,220,709
Grounds	65.87 %	\$805,506	\$1,222,817

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	89.23 %	\$836,840	\$937,804
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$2,089,106
Windows (Shows functionality of exterior windows)	118.75 %	\$1,210,481	\$1,019,366
Exterior Doors (Shows condition of exterior doors)	199.75 %	\$163,932	\$82,070
Interior Doors (Classroom doors)	229.59 %	\$456,125	\$198,666
Interior Walls (Paint and Finishes)	86.54 %	\$775,859	\$896,544
Plumbing Fixtures	06.13 %	\$46,912	\$765,232
Boilers	00.00 %	\$0	\$1,056,722
Chillers/Cooling Towers	64.48 %	\$893,475	\$1,385,568
Radiators/Unit Ventilators/HVAC	112.37 %	\$2,734,345	\$2,433,234
Heating/Cooling Controls	158.90 %	\$1,214,191	\$764,100
Electrical Service and Distribution	155.12 %	\$851,660	\$549,020
Lighting	47.48 %	\$932,018	\$1,962,888
Communications and Security (Cameras, Pa System and Fire Alarm)	84.56 %	\$621,741	\$735,234

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.