

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.

Carnell LSH School

Governance	DISTRICT	Report Type	Elementary
Address	1100 Devereaux Ave.	Enrollment	
	Philadelphia, Pa 19111	Grade Range	'00-05'
Phone/Fax	215-537-2527 / 215-537-6305	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Carnell	Turnaround Model	School Redesign Initiative

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	06.00%	\$1,053,063	\$17,558,553
Building	04.43 %	\$666,081	\$15,040,033
Grounds	15.37 %	\$386,982	\$2,518,520

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.53 %	\$11,620	\$2,202,459
Exterior Walls (Shows condition of the structural condition of the exterior facade)	02.27 %	\$16,707	\$734,388
Windows (Shows functionality of exterior windows)	01.34 %	\$4,298	\$320,618
Exterior Doors (Shows condition of exterior doors)	46.37 %	\$18,215	\$39,283
Interior Doors (Classroom doors)	31.41 %	\$27,778	\$88,446
Interior Walls (Paint and Finishes)	20.45 %	\$80,878	\$395,422
Plumbing Fixtures	00.00 %	\$0	\$742,856
Boilers	00.00 %	\$0	\$439,174
Chillers/Cooling Towers	08.54 %	\$49,157	\$575,843
Radiators/Unit Ventilators/HVAC	00.00 %	\$0	\$1,011,254
Heating/Cooling Controls	81.06 %	\$257,425	\$317,561
Electrical Service and Distribution	00.00 %	\$0	\$228,173
Lighting	03.87 %	\$31,553	\$815,778
Communications and Security (Cameras, Pa System and Fire Alarm)	05.68 %	\$17,341	\$305,564

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.