

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.

Pastorius School

Governance	CHARTER	Report Type	Elementarymiddle
Address	5650 Sprague St. Philadelphia, Pa 19138	Enrollment	569
Phone/Fax	215-951-5689 / N/A	Grade Range	'00-08'
Website	Www.Masterycharter.Org/Schools/Elementary-Schools/Francis-D-Pastorius-Elementary/	Admissions Category	Neighborhood
		Turnaround Model	Renaissance Charter

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	34.59%	\$13,024,703	\$37,650,787
Building	35.13 %	\$12,682,674	\$36,104,668
Grounds	22.12 %	\$342,029	\$1,546,119

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)	05.81 %	\$161,447	\$2,779,987
Windows (Shows functionality of exterior windows)	121.63 %	\$1,649,822	\$1,356,477
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$109,211
Interior Doors (Classroom doors)	00.00 %	\$0	\$264,366
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$994,951
Plumbing Fixtures	00.00 %	\$0	\$1,018,299
Boilers	00.00 %	\$0	\$1,406,187
Chillers/Cooling Towers	65.60 %	\$1,209,544	\$1,843,785
Radiators/Unit Ventilators/HVAC	141.45 %	\$4,580,133	\$3,237,921
Heating/Cooling Controls	158.90 %	\$1,615,727	\$1,016,793
Electrical Service and Distribution	40.68 %	\$297,226	\$730,585
Lighting	00.00 %	\$0	\$2,612,028
Communications and Security (Cameras, Pa System and Fire Alarm)	00.56 %	\$5,456	\$978,381

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.