

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.

Ellwood School

Governance	DISTRICT	Report Type	Elementary
Address	6701 N. 13Th St.	Enrollment	323
	Philadelphia, Pa 19126	Grade Range	'00-05'
Phone/Fax	215-276-5268 / 215-276-5876	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Ellwood	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	51.88%	\$14,715,182	\$28,365,595
Building	54.78 %	\$14,531,916	\$26,529,958
Grounds	09.98 %	\$183,266	\$1,835,637

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)	12.58 %	\$258,316	\$2,052,971
Windows (Shows functionality of exterior windows)	70.76 %	\$708,868	\$1,001,734
Exterior Doors (Shows condition of exterior doors)	200.77 %	\$161,922	\$80,650
Interior Doors (Classroom doors)	244.36 %	\$477,059	\$195,230
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$734,753
Plumbing Fixtures	00.00 %	\$0	\$751,996
Boilers	63.15 %	\$655,797	\$1,038,444
Chillers/Cooling Towers	65.60 %	\$893,233	\$1,361,602
Radiators/Unit Ventilators/HVAC	152.96 %	\$3,657,463	\$2,391,147
Heating/Cooling Controls	158.90 %	\$1,193,185	\$750,884
Electrical Service and Distribution	219.41 %	\$1,183,759	\$539,524
Lighting	52.13 %	\$1,005,606	\$1,928,936
Communications and Security (Cameras, Pa System and Fire Alarm)	56.92 %	\$411,231	\$722,517

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.