

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.

Webster School

Governance	DISTRICT	Report Type	Elementary
Address	3400 Frankford Ave.	Enrollment	851
	Philadelphia, Pa 19134	Grade Range	'00-05'
Phone/Fax	215-537-2525 / 215-537-2517	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Webster	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	35.62%	\$18,459,344	\$51,820,170
Building	36.22 %	\$18,258,210	\$50,415,444
Grounds	14.32 %	\$201,134	\$1,404,726

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	88.14 %	\$1,456,926	\$1,652,920
Exterior Walls (Shows condition of the structural condition of the exterior facade)	07.44 %	\$214,232	\$2,880,826
Windows (Shows functionality of exterior windows)	43.00 %	\$540,833	\$1,257,708
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$154,099
Interior Doors (Classroom doors)	27.50 %	\$95,412	\$346,954
Interior Walls (Paint and Finishes)	18.54 %	\$270,955	\$1,461,636
Plumbing Fixtures	00.00 %	\$0	\$2,914,045
Boilers	00.00 %	\$0	\$1,722,774
Chillers/Cooling Towers	00.00 %	\$0	\$2,258,892
Radiators/Unit Ventilators/HVAC	140.33 %	\$5,566,583	\$3,966,902
Heating/Cooling Controls	146.67 %	\$1,827,090	\$1,245,713
Electrical Service and Distribution	295.44 %	\$2,644,413	\$895,068
Lighting	04.50 %	\$143,951	\$3,200,097
Communications and Security (Cameras, Pa System and Fire Alarm)	48.14 %	\$576,986	\$1,198,652

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.