

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.

Morrison School

Governance	DISTRICT	Report Type	Elementary/middle
Address	5100 N. 3Rd St. Philadelphia, Pa 19120	Enrollment	726
Phone/Fax	215-456-3004 / 215-456-5564	Grade Range	'00-08'
Website	Www.Philasd.Org/Schools/Morrison	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	40.55%	\$17,303,914	\$42,675,720
Building	41.21 %	\$17,230,331	\$41,814,868
Grounds	08.55 %	\$73,583	\$860,852

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	03.13 %	\$37,147	\$1,185,998
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.46 %	\$14,297	\$3,096,528
Windows (Shows functionality of exterior windows)	66.26 %	\$1,001,205	\$1,510,931
Exterior Doors (Shows condition of exterior doors)	149.73 %	\$182,146	\$121,646
Interior Doors (Classroom doors)	77.67 %	\$228,719	\$294,468
Interior Walls (Paint and Finishes)	12.25 %	\$162,821	\$1,328,881
Plumbing Fixtures	47.08 %	\$533,950	\$1,134,247
Boilers	67.04 %	\$1,050,122	\$1,566,301
Chillers/Cooling Towers	68.03 %	\$1,397,047	\$2,053,725
Radiators/Unit Ventilators/HVAC	162.39 %	\$5,856,660	\$3,606,603
Heating/Cooling Controls	132.84 %	\$1,504,558	\$1,132,569
Electrical Service and Distribution	00.00 %	\$0	\$813,772
Lighting	45.26 %	\$1,316,950	\$2,909,444
Communications and Security (Cameras, Pa System and Fire Alarm)	65.01 %	\$708,437	\$1,089,783

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.