

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.

Ziegler School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	5935 Saul St. Philadelphia, Pa 19149	Enrollment	539
Phone/Fax	215-537-2510 / 215-537-2987	Grade Range	'00-08'
Website	Www.Philasd.Org/Schools/Ziegler	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	19.58%	\$6,127,753	\$31,290,331
Building	19.72 %	\$6,065,285	\$30,750,681
Grounds	08.77 %	\$49,047	\$559,371

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	33.95 %	\$379,086	\$1,116,577
Exterior Walls (Shows condition of the structural condition of the exterior facade)	01.93 %	\$42,106	\$2,178,613
Windows (Shows functionality of exterior windows)	89.28 %	\$949,047	\$1,063,040
Exterior Doors (Shows condition of exterior doors)	18.75 %	\$16,044	\$85,586
Interior Doors (Classroom doors)	09.21 %	\$19,082	\$207,178
Interior Walls (Paint and Finishes)	02.19 %	\$17,134	\$782,350
Plumbing Fixtures	34.75 %	\$277,302	\$798,018
Boilers	00.00 %	\$0	\$1,101,997
Chillers/Cooling Towers	38.90 %	\$562,093	\$1,444,932
Radiators/Unit Ventilators/HVAC	83.09 %	\$2,108,463	\$2,537,485
Heating/Cooling Controls	67.30 %	\$536,300	\$796,838
Electrical Service and Distribution	00.00 %	\$0	\$1,717,629
Lighting	00.24 %	\$4,943	\$2,046,987
Communications and Security (Cameras, Pa System and Fire Alarm)	00.00 %	\$0	\$766,735

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.