

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.

Steel School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	4301 Wayne Ave. Philadelphia, Pa 19140	Enrollment	619
Phone/Fax	215-456-3008 / 215-457-1466	Grade Range	'00-08'
Website	Www.Philasd.Org/Schools/Steel	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	29.23%	\$13,304,969	\$45,521,412
Building	29.81 %	\$13,093,496	\$43,926,032
Grounds	13.26 %	\$211,472	\$1,595,380

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$1,367,728
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$3,150,269
Windows (Shows functionality of exterior windows)	17.23 %	\$264,879	\$1,537,154
Exterior Doors (Shows condition of exterior doors)	104.67 %	\$129,537	\$123,758
Interior Doors (Classroom doors)	95.55 %	\$286,235	\$299,579
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$1,679,689
Plumbing Fixtures	34.21 %	\$394,715	\$1,153,932
Boilers	00.00 %	\$0	\$1,593,485
Chillers/Cooling Towers	06.30 %	\$131,557	\$2,089,368
Radiators/Unit Ventilators/HVAC	125.59 %	\$4,607,968	\$3,669,197
Heating/Cooling Controls	158.90 %	\$1,830,936	\$1,152,225
Electrical Service and Distribution	87.35 %	\$723,206	\$827,895
Lighting	22.20 %	\$657,037	\$2,959,938
Communications and Security (Cameras, Pa System and Fire Alarm)	16.34 %	\$181,185	\$1,108,697

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.