

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 calculation represents the cost of needed repairs divided by the replacement value. The FCI is a numerical value of condition and helps to identify the need for renewal or replacement of specific parts of the facility. The FCI is particularly useful when comparing similar facilities within the same portfolio.

T B Read at Penrose School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	2515 S. 78Th St. Philadelphia, Pa 19153	Enrollment	
Phone/Fax	215-492-6455 / 215-492-6985	Grade Range	'00-08'
Website	Www.Philasd.Org/Schools/Penrose	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	13.29%	\$8,286,194	\$62,346,372
Building	26.31 %	\$5,399,013	\$20,520,290
Grounds	23.23 %	\$600,406	\$2,584,878

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$410,467
Exterior Walls (Shows condition of the structural condition of the exterior facade)	161.23 %	\$2,542,196	\$1,576,758
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$769,369
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$61,943
Interior Doors (Classroom doors)	62.08 %	\$93,087	\$149,944
Interior Walls (Paint and Finishes)	10.26 %	\$69,393	\$676,669
Plumbing Fixtures	10.24 %	\$59,133	\$577,561
Boilers	61.58 %	\$491,110	\$797,564
Chillers/Cooling Towers	46.07 %	\$481,782	\$1,045,761
Radiators/Unit Ventilators/HVAC	05.65 %	\$103,678	\$1,836,490
Heating/Cooling Controls	00.17 %	\$1,008	\$576,707
Electrical Service and Distribution	00.00 %	\$0	\$414,374
Lighting	23.01 %	\$340,886	\$1,481,495
Communications and Security (Cameras, Pa System and Fire Alarm)	00.00 %	\$0	\$554,920

Please note that some FCIs may be over 100% because there are times when replacing a building system requires that other building systems be upgraded to complete the installation. A FCI of 0.0% represents that there are no current deficiencies with the associated system.