

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.

Morton School

Governance	DISTRICT	Report Type	Elementary
Address	2501 S. 63Rd St. Philadelphia, Pa 19142	Enrollment	649
Phone/Fax	215-727-2164 / 215-727-2341	Grade Range	'00-05'
Website	Www.Philasd.Org/Schools/Morton	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	28.32%	\$12,347,812	\$43,593,984
Building	28.32 %	\$12,190,810	\$43,053,141
Grounds	29.03 %	\$157,001	\$540,843

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$1,061,216
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$3,211,170
Windows (Shows functionality of exterior windows)	24.48 %	\$383,507	\$1,566,870
Exterior Doors (Shows condition of exterior doors)	122.73 %	\$154,824	\$126,150
Interior Doors (Classroom doors)	15.49 %	\$47,308	\$305,370
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$1,462,470
Plumbing Fixtures	15.95 %	\$187,611	\$1,176,240
Boilers	35.33 %	\$573,822	\$1,624,290
Chillers/Cooling Towers	00.00 %	\$0	\$2,129,760
Radiators/Unit Ventilators/HVAC	116.35 %	\$4,351,492	\$3,740,130
Heating/Cooling Controls	158.90 %	\$1,866,332	\$1,174,500
Electrical Service and Distribution	118.96 %	\$1,003,877	\$843,900
Lighting	02.34 %	\$70,535	\$3,017,160
Communications and Security (Cameras, Pa System and Fire Alarm)	45.28 %	\$511,699	\$1,130,130

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.