

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.

Cook-Wissahickon School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	201 E. Salignac St. Philadelphia, Pa 19128	Enrollment	455
Phone/Fax	215-487-4463 / 215-487-4808	Grade Range	'00-08'
Website	Www.Philasd.Org/Schools/Cookwissahickon	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	44.38%	\$16,379,677	\$36,909,663
Building	45.82 %	\$16,078,007	\$35,092,580
Grounds	16.60 %	\$301,671	\$1,817,083

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	89.59 %	\$813,168	\$907,680
Exterior Walls (Shows condition of the structural condition of the exterior facade)	42.04 %	\$1,134,324	\$2,698,121
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$1,316,531
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$105,995
Interior Doors (Classroom doors)	00.00 %	\$0	\$256,581
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$754,051
Plumbing Fixtures	00.00 %	\$0	\$988,312
Boilers	91.93 %	\$1,254,577	\$1,364,777
Chillers/Cooling Towers	00.00 %	\$0	\$1,789,488
Radiators/Unit Ventilators/HVAC	156.88 %	\$4,930,082	\$3,142,569
Heating/Cooling Controls	158.90 %	\$1,568,150	\$986,850
Electrical Service and Distribution	130.39 %	\$924,553	\$709,070
Lighting	52.90 %	\$1,341,049	\$2,535,108
Communications and Security (Cameras, Pa System and Fire Alarm)	50.85 %	\$482,829	\$949,569

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.