

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.

Anderson School

Governance	DISTRICT	Report Type	Elementary/middle
Address	1034 S. 60Th St. Philadelphia, Pa 19143	Enrollment	476
Phone/Fax	215-471-2903 / 215-471-6718	Grade Range	'00-08'
Website	Www.Philasd.Org/Schools/Anderson	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	33.72%	\$12,047,780	\$35,724,004
Building	32.78 %	\$11,147,747	\$34,009,543
Grounds	64.15 %	\$1,099,909	\$1,714,461

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$1,167,933
Exterior Walls (Shows condition of the structural condition of the exterior facade)	20.02 %	\$504,178	\$2,518,554
Windows (Shows functionality of exterior windows)	156.04 %	\$1,917,535	\$1,228,912
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$98,941
Interior Doors (Classroom doors)	08.60 %	\$20,593	\$239,505
Interior Walls (Paint and Finishes)	00.31 %	\$3,593	\$1,147,030
Plumbing Fixtures	09.61 %	\$88,675	\$922,537
Boilers	00.00 %	\$0	\$1,273,947
Chillers/Cooling Towers	49.03 %	\$819,029	\$1,670,393
Radiators/Unit Ventilators/HVAC	123.83 %	\$3,632,418	\$2,933,423
Heating/Cooling Controls	158.36 %	\$1,458,742	\$921,173
Electrical Service and Distribution	00.00 %	\$0	\$661,880
Lighting	00.00 %	\$0	\$2,366,390
Communications and Security (Cameras, Pa System and Fire Alarm)	42.50 %	\$376,688	\$886,373

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.