

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.

Day School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	6324 Crittenden St. Philadelphia, Pa 19138	Enrollment	505
Phone/Fax	215-276-5250 / 215-276-5817	Grade Range	'00-08'
Website	Www.Philasd.Org/Schools/Day	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	42.44%	\$11,485,460	\$27,060,473
Building	46.02 %	\$11,329,873	\$24,620,377
Grounds	05.33 %	\$155,587	\$2,918,476

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	87.31 %	\$926,470	\$1,061,069
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.99 %	\$12,916	\$1,311,240
Windows (Shows functionality of exterior windows)	127.82 %	\$731,691	\$572,460
Exterior Doors (Shows condition of exterior doors)	173.14 %	\$121,441	\$70,140
Interior Doors (Classroom doors)	181.25 %	\$286,235	\$157,920
Interior Walls (Paint and Finishes)	27.09 %	\$223,705	\$825,720
Plumbing Fixtures	24.11 %	\$319,806	\$1,326,360
Boilers	44.22 %	\$346,765	\$784,140
Chillers/Cooling Towers	67.26 %	\$691,492	\$1,028,160
Radiators/Unit Ventilators/HVAC	154.97 %	\$2,798,122	\$1,805,580
Heating/Cooling Controls	158.90 %	\$900,988	\$567,000
Electrical Service and Distribution	264.83 %	\$1,078,936	\$407,400
Lighting	33.69 %	\$490,713	\$1,456,560
Communications and Security (Cameras, Pa System and Fire Alarm)	77.15 %	\$420,923	\$545,580

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.