

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.

Washington, Grover Middle School

Governance	DISTRICT	Report Type	Middle
Address	201 E. Olney Ave. Philadelphia, Pa 19120	Enrollment	553
Phone/Fax	215-456-0422 / 215-456-2181	Grade Range	'05-'08'
Website	Www.Philasd.Org/Schools/Grover	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	04.56%	\$3,705,407	\$81,305,518
Building	04.37 %	\$3,471,556	\$79,459,199
Grounds	12.58 %	\$233,853	\$1,858,880

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$4,327,059
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.17 %	\$11,004	\$6,545,110
Windows (Shows functionality of exterior windows)	01.20 %	\$38,377	\$3,199,300
Exterior Doors (Shows condition of exterior doors)	05.51 %	\$11,945	\$216,775
Interior Doors (Classroom doors)	12.26 %	\$64,353	\$524,745
Interior Walls (Paint and Finishes)	01.07 %	\$26,936	\$2,513,095
Plumbing Fixtures	00.37 %	\$7,579	\$2,021,240
Boilers	00.00 %	\$0	\$2,791,165
Chillers/Cooling Towers	07.76 %	\$284,006	\$3,659,760
Radiators/Unit Ventilators/HVAC	00.00 %	\$0	\$6,427,005
Heating/Cooling Controls	133.12 %	\$2,686,710	\$2,018,250
Electrical Service and Distribution	00.00 %	\$0	\$1,450,150
Lighting	00.00 %	\$0	\$5,184,660
Communications and Security (Cameras, Pa System and Fire Alarm)	00.00 %	\$0	\$1,942,005

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.