

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.

Peirce, TM School

Governance	DISTRICT	Report Type	Elementary
Address	2300 W. Cambria St. Philadelphia, Pa 19132	Enrollment	488
Phone/Fax	215-227-4411 / 215-227-4599	Grade Range	'00-06'
Website	Www.Philasd.Org/Schools/Tmpeirce	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	61.04%	\$18,843,451	\$30,870,406
Building	62.02 %	\$18,843,451	\$30,380,560
Grounds	00.00 %	\$0	\$489,846

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	89.59 %	\$508,230	\$567,300
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$2,288,420
Windows (Shows functionality of exterior windows)	123.13 %	\$1,374,852	\$1,116,620
Exterior Doors (Shows condition of exterior doors)	180.11 %	\$161,922	\$89,900
Interior Doors (Classroom doors)	241.14 %	\$524,765	\$217,620
Interior Walls (Paint and Finishes)	34.49 %	\$338,694	\$982,080
Plumbing Fixtures	05.43 %	\$45,475	\$838,240
Boilers	37.09 %	\$429,293	\$1,157,540
Chillers/Cooling Towers	65.60 %	\$995,696	\$1,517,760
Radiators/Unit Ventilators/HVAC	143.01 %	\$3,811,868	\$2,665,380
Heating/Cooling Controls	158.90 %	\$1,330,032	\$837,000
Electrical Service and Distribution	157.18 %	\$945,292	\$601,400
Lighting	55.71 %	\$1,197,763	\$2,150,160
Communications and Security (Cameras, Pa System and Fire Alarm)	55.80 %	\$449,430	\$805,380

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.