

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 calculation represents the cost of needed repairs divided by the replacement value. The FCI is a numerical value of condition and helps to identify the need for renewal or replacement of specific parts of the facility. The FCI is particularly useful when comparing similar facilities within the same portfolio.

Southwark School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	1835 S. 9Th St. Philadelphia, Pa 19148	Enrollment	746
Phone/Fax	215-952-8606 / 215-952-8670	Grade Range	'00-08'
Website	215-952-8606 / 215-952-8670 www.Philasd.Org/Schools/Southwark/	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	18.56%	\$12,771,900	\$68,826,466
Building	18.76 %	\$12,700,626	\$67,684,642
Grounds	06.24 %	\$71,274	\$1,141,824

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$976,484
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.21 %	\$10,560	\$5,093,580
Windows (Shows functionality of exterior windows)	71.06 %	\$1,766,150	\$2,485,380
Exterior Doors (Shows condition of exterior doors)	03.49 %	\$6,987	\$200,100
Interior Doors (Classroom doors)	08.04 %	\$38,960	\$484,380
Interior Walls (Paint and Finishes)	10.27 %	\$224,457	\$2,185,920
Plumbing Fixtures	05.89 %	\$109,808	\$1,865,760
Boilers	00.00 %	\$0	\$2,576,460
Chillers/Cooling Towers	51.69 %	\$1,746,308	\$3,378,240
Radiators/Unit Ventilators/HVAC	09.85 %	\$584,078	\$5,932,620
Heating/Cooling Controls	132.68 %	\$2,471,773	\$1,863,000
Electrical Service and Distribution	28.17 %	\$377,126	\$1,338,600
Lighting	29.16 %	\$1,395,729	\$4,785,840
Communications and Security (Cameras, Pa System and Fire Alarm)	34.97 %	\$626,888	\$1,792,620

Please note that some FCIs may be over 100% because there are times when replacing a building system requires that other building systems be upgraded to complete the installation. A FCI of 0.0% represents that there are no current deficiencies with the associated system.