

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.

Dunbar School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	1750 N. 12Th St.	Enrollment	302
	Philadelphia, Pa 19122	Grade Range	'00-08'
Phone/Fax	215-684-5065 / 215-684-8945	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Dunbar	Turnaround Model	Turnaround

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	61.57%	\$14,395,314	\$23,382,164
Building	60.46 %	\$13,855,861	\$22,916,164
Grounds	105.30 %	\$535,512	\$508,560

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	154.93 %	\$951,040	\$613,842
Exterior Walls (Shows condition of the structural condition of the exterior facade)	56.93 %	\$974,640	\$1,711,976
Windows (Shows functionality of exterior windows)	155.14 %	\$1,296,605	\$835,772
Exterior Doors (Shows condition of exterior doors)	18.09 %	\$12,126	\$67,032
Interior Doors (Classroom doors)	95.81 %	\$152,910	\$159,600
Interior Walls (Paint and Finishes)	70.40 %	\$422,823	\$600,628
Plumbing Fixtures	08.33 %	\$53,068	\$636,804
Boilers	99.24 %	\$873,209	\$879,928
Chillers/Cooling Towers	62.10 %	\$716,576	\$1,153,908
Radiators/Unit Ventilators/HVAC	150.13 %	\$3,040,594	\$2,025,324
Heating/Cooling Controls	155.54 %	\$988,816	\$635,740
Electrical Service and Distribution	112.54 %	\$466,981	\$414,960
Lighting	63.26 %	\$939,601	\$1,485,344
Communications and Security (Cameras, Pa System and Fire Alarm)	00.00 %	\$0	\$556,472

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.