

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.

Gompers School

Governance	DISTRICT	Report Type	Elementary/middle
Address	5701 Wynnefield Ave. Philadelphia, Pa 19131	Enrollment	352
Phone/Fax	215-581-5503 / 215-581-5686	Grade Range	'00-07'
Website	Www.Philasd.Org/Schools/Gompers	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	58.22%	\$20,667,661	\$35,500,029
Building	58.99 %	\$19,450,452	\$32,974,736
Grounds	51.44 %	\$1,298,967	\$2,525,293

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	88.27 %	\$1,618,076	\$1,833,153
Exterior Walls (Shows condition of the structural condition of the exterior facade)	24.92 %	\$435,632	\$1,748,320
Windows (Shows functionality of exterior windows)	292.78 %	\$2,234,708	\$763,280
Exterior Doors (Shows condition of exterior doors)	332.79 %	\$311,221	\$93,520
Interior Doors (Classroom doors)	226.57 %	\$477,059	\$210,560
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$1,101,520
Plumbing Fixtures	02.57 %	\$45,475	\$1,768,480
Boilers	161.50 %	\$1,688,554	\$1,045,520
Chillers/Cooling Towers	65.60 %	\$899,340	\$1,370,880
Radiators/Unit Ventilators/HVAC	204.26 %	\$4,917,324	\$2,407,440
Heating/Cooling Controls	158.90 %	\$1,201,320	\$756,000
Electrical Service and Distribution	103.80 %	\$563,845	\$543,200
Lighting	38.89 %	\$755,320	\$1,942,080
Communications and Security (Cameras, Pa System and Fire Alarm)	37.50 %	\$272,824	\$727,440

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.