

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.

Henry School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	601 Carpenter Ln. Philadelphia, Pa 19119	Enrollment	482
Phone/Fax	215-951-4006 / 215-951-4505	Grade Range	'00-08'
Website	Www.Philasd.Org/Schools/Henry	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	45.09%	\$15,321,951	\$33,980,413
Building	44.90 %	\$14,902,581	\$33,191,581
Grounds	36.77 %	\$411,235	\$1,118,448

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$1,351,881
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$2,413,914
Windows (Shows functionality of exterior windows)	88.30 %	\$1,039,999	\$1,177,854
Exterior Doors (Shows condition of exterior doors)	29.47 %	\$27,949	\$94,830
Interior Doors (Classroom doors)	04.36 %	\$10,018	\$229,554
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$1,035,936
Plumbing Fixtures	00.00 %	\$0	\$884,208
Boilers	46.02 %	\$561,961	\$1,221,018
Chillers/Cooling Towers	64.53 %	\$1,033,041	\$1,600,992
Radiators/Unit Ventilators/HVAC	140.06 %	\$3,937,734	\$2,811,546
Heating/Cooling Controls	158.90 %	\$1,402,967	\$882,900
Electrical Service and Distribution	189.36 %	\$1,201,245	\$634,380
Lighting	43.32 %	\$982,603	\$2,268,072
Communications and Security (Cameras, Pa System and Fire Alarm)	60.30 %	\$512,305	\$849,546

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.