

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.

Adaire School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	1300 E. Palmer St. Philadelphia, Pa 19125	Enrollment	344
Phone/Fax	215-291-4712 / 215-291-6350	Grade Range	'00-08'
Website	Www.Philasd.Org/Schools/Adaire	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	53.08%	\$13,881,256	\$26,151,909
Building	53.75 %	\$13,555,311	\$25,217,224
Grounds	31.43 %	\$325,945	\$1,036,959

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	89.57 %	\$1,074,816	\$1,199,985
Exterior Walls (Shows condition of the structural condition of the exterior facade)	01.85 %	\$34,127	\$1,841,440
Windows (Shows functionality of exterior windows)	185.19 %	\$1,663,999	\$898,519
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$72,341
Interior Doors (Classroom doors)	54.34 %	\$95,151	\$175,114
Interior Walls (Paint and Finishes)	06.29 %	\$52,721	\$838,651
Plumbing Fixtures	00.00 %	\$0	\$674,513
Boilers	115.95 %	\$1,079,984	\$931,446
Chillers/Cooling Towers	60.64 %	\$740,611	\$1,221,307
Radiators/Unit Ventilators/HVAC	167.15 %	\$3,585,062	\$2,144,771
Heating/Cooling Controls	158.90 %	\$1,070,245	\$673,515
Electrical Service and Distribution	164.74 %	\$797,241	\$483,933
Lighting	25.47 %	\$440,738	\$1,730,185
Communications and Security (Cameras, Pa System and Fire Alarm)	46.02 %	\$298,248	\$648,071

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.