

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.

Fels High School

Governance	DISTRICT	Report Type	High
Address	5500 Langdon St. Philadelphia, Pa 19124	Enrollment	1022
Phone/Fax	215-537-2516 / 215-537-2556	Grade Range	'09-12'
Website	Www.Philasd.Org/Schools/Fels	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	00.82%	\$1,252,704	\$152,877,662
Building	00.83 %	\$1,181,853	\$141,757,959
Grounds	00.64 %	\$70,851	\$11,119,703

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.02 %	\$1,284	\$6,654,002
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.01 %	\$1,094	\$10,790,798
Windows (Shows functionality of exterior windows)	00.00 %	\$254	\$6,874,138
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$289,753
Interior Doors (Classroom doors)	03.70 %	\$34,782	\$939,199
Interior Walls (Paint and Finishes)	01.16 %	\$48,498	\$4,198,919
Plumbing Fixtures	00.13 %	\$4,239	\$3,377,120
Boilers	00.00 %	\$0	\$4,663,523
Chillers/Cooling Towers	00.00 %	\$0	\$6,114,786
Radiators/Unit Ventilators/HVAC	00.00 %	\$0	\$10,738,343
Heating/Cooling Controls	22.03 %	\$742,817	\$3,372,125
Electrical Service and Distribution	00.00 %	\$0	\$2,422,934
Lighting	00.29 %	\$24,736	\$8,662,613
Communications and Security (Cameras, Pa System and Fire Alarm)	00.00 %	\$0	\$3,244,733

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.