

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.

Overbrook Ed Center Annex School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	6722 Lansdowne Ave. Philadelphia, Pa 19151	Enrollment	
Phone/Fax	215-581-5890 / 215-581-5677	Grade Range	'00-08'
Website	Www.Philasd.Org/Schools/Oec	Admissions Category	Citywide
		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	26.53%	\$2,323,372	\$8,756,658
Building	25.50 %	\$2,090,390	\$8,196,531
Grounds	37.19 %	\$232,982	\$626,466

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	77.93 %	\$121,521	\$155,931
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.75 %	\$3,329	\$444,448
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$194,037
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$23,774
Interior Doors (Classroom doors)	00.00 %	\$0	\$53,527
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$280,164
Plumbing Fixtures	10.47 %	\$47,079	\$449,573
Boilers	00.00 %	\$0	\$265,786
Chillers/Cooling Towers	00.00 %	\$0	\$348,497
Radiators/Unit Ventilators/HVAC	161.82 %	\$990,331	\$612,006
Heating/Cooling Controls	00.00 %	\$0	\$192,186
Electrical Service and Distribution	216.32 %	\$298,712	\$138,089
Lighting	00.00 %	\$0	\$493,704
Communications and Security (Cameras, Pa System and Fire Alarm)	41.81 %	\$77,318	\$184,926

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.