

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.

Locke School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	4550 Haverford Ave.	Enrollment	460
	Philadelphia, Pa 19139	Grade Range	'00-08'
Phone/Fax	215-823-8202 / 215-823-5721	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Locke	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	24.57%	\$11,358,168	\$46,218,987
Building	24.30 %	\$10,748,563	\$44,228,436
Grounds	30.62 %	\$609,605	\$1,990,551

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	87.21 %	\$1,622,948	\$1,861,064
Exterior Walls (Shows condition of the structural condition of the exterior facade)	02.18 %	\$52,309	\$2,403,940
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$1,049,510
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$128,590
Interior Doors (Classroom doors)	99.91 %	\$289,267	\$289,520
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$1,294,370
Plumbing Fixtures	08.06 %	\$195,922	\$2,431,660
Boilers	00.00 %	\$0	\$1,437,590
Chillers/Cooling Towers	00.00 %	\$0	\$1,884,960
Radiators/Unit Ventilators/HVAC	17.45 %	\$577,568	\$3,310,230
Heating/Cooling Controls	158.90 %	\$1,651,814	\$1,039,500
Electrical Service and Distribution	72.68 %	\$542,863	\$746,900
Lighting	22.18 %	\$592,357	\$2,670,360
Communications and Security (Cameras, Pa System and Fire Alarm)	41.51 %	\$415,150	\$1,000,230

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.