

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.

Thomas School

Governance	CHARTER	Report Type	Elementarymiddlehigh
Address	927 Johnston St. Philadelphia, Pa 19148	Enrollment	1335
Phone/Fax	267-236-0036 / 267-236-0030	Grade Range	'00-12'
Website	Www.Masterycharter.Org/Schools/Thomas-Campus/	Admissions Category	Citywide With Criteria
		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	13.16%	\$5,545,021	\$42,142,260
Building	12.80 %	\$5,282,652	\$41,261,690
Grounds	29.80 %	\$262,369	\$880,570

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	89.59 %	\$677,640	\$756,400
Exterior Walls (Shows condition of the structural condition of the exterior facade)	01.35 %	\$48,434	\$3,589,960
Windows (Shows functionality of exterior windows)	85.64 %	\$1,502,841	\$1,754,800
Exterior Doors (Shows condition of exterior doors)	15.32 %	\$18,215	\$118,900
Interior Doors (Classroom doors)	06.63 %	\$19,082	\$287,820
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$1,298,880
Plumbing Fixtures	00.00 %	\$0	\$1,108,640
Boilers	30.59 %	\$468,305	\$1,530,940
Chillers/Cooling Towers	00.00 %	\$0	\$2,007,360
Radiators/Unit Ventilators/HVAC	00.00 %	\$0	\$3,525,180
Heating/Cooling Controls	158.90 %	\$1,759,069	\$1,107,000
Electrical Service and Distribution	04.18 %	\$33,222	\$795,400
Lighting	00.73 %	\$20,726	\$2,843,760
Communications and Security (Cameras, Pa System and Fire Alarm)	09.62 %	\$102,439	\$1,065,180

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.