

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.

Prince Hall School

| | | | |
|------------|------------------------------------|---------------------|--------------|
| Governance | DISTRICT | Report Type | Elementary |
| Address | 6101 N. Gratz St. | Enrollment | 572 |
| | Philadelphia, Pa 19141 | Grade Range | '00-05' |
| Phone/Fax | 215-276-5255 / 215-276-5803 | Admissions Category | Neighborhood |
| Website | Www.Philasd.Org/Schools/Princehall | 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 | 34.05% | \$14,496,102 | \$42,567,589 |
| Building | 35.17 % | \$14,345,721 | \$40,790,706 |
| Grounds | 08.46 % | \$150,381 | \$1,776,883 |

Major Building Systems

| Building System | System FCI | Repair Costs | Replacement Cost |
|--|------------|--------------|------------------|
| Roof (Shows physical condition of roof) | 89.55 % | \$2,134,939 | \$2,384,035 |
| Exterior Walls (Shows condition of the structural condition of the exterior facade) | 00.00 % | \$0 | \$2,915,890 |
| Windows (Shows functionality of exterior windows) | 42.56 % | \$605,537 | \$1,422,790 |
| Exterior Doors (Shows condition of exterior doors) | 00.00 % | \$0 | \$114,550 |
| Interior Doors (Classroom doors) | 16.06 % | \$44,526 | \$277,290 |
| Interior Walls (Paint and Finishes) | 00.00 % | \$0 | \$1,553,930 |
| Plumbing Fixtures | 47.02 % | \$502,246 | \$1,068,080 |
| Boilers | 62.96 % | \$928,688 | \$1,474,930 |
| Chillers/Cooling Towers | 00.00 % | \$0 | \$1,933,920 |
| Radiators/Unit Ventilators/HVAC | 106.43 % | \$3,614,638 | \$3,396,210 |
| Heating/Cooling Controls | 158.90 % | \$1,694,713 | \$1,066,500 |
| Electrical Service and Distribution | 91.29 % | \$699,529 | \$766,300 |
| Lighting | 33.18 % | \$909,113 | \$2,739,720 |
| Communications and Security (Cameras, Pa System and Fire Alarm) | 54.15 % | \$555,704 | \$1,026,210 |

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.