

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.

Spring Garden School

Governance	DISTRICT	Report Type	Elementary/middle
Address	1146 Melon St. Philadelphia, Pa 19123	Enrollment	280
Phone/Fax	215-684-5070 / 215-684-5059	Grade Range	'00-08'
Website	Www.Philasd.Org/Schools/Springgarden	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	58.23%	\$12,710,251	\$21,828,587
Building	58.54 %	\$11,879,124	\$20,292,131
Grounds	114.33 %	\$831,127	\$726,942

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	96.02 %	\$394,251	\$410,603
Exterior Walls (Shows condition of the structural condition of the exterior facade)	28.80 %	\$336,947	\$1,170,030
Windows (Shows functionality of exterior windows)	235.90 %	\$1,206,073	\$511,270
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$62,350
Interior Doors (Classroom doors)	77.80 %	\$107,386	\$138,030
Interior Walls (Paint and Finishes)	130.97 %	\$635,819	\$485,470
Plumbing Fixtures	22.73 %	\$273,465	\$1,203,140
Boilers	114.64 %	\$815,348	\$711,220
Chillers/Cooling Towers	24.93 %	\$232,517	\$932,670
Radiators/Unit Ventilators/HVAC	179.29 %	\$2,934,916	\$1,637,010
Heating/Cooling Controls	155.54 %	\$799,231	\$513,850
Electrical Service and Distribution	170.43 %	\$571,612	\$335,400
Lighting	45.01 %	\$540,380	\$1,200,560
Communications and Security (Cameras, Pa System and Fire Alarm)	51.69 %	\$232,494	\$449,780

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.