

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.

Nebinger School

Governance	DISTRICT	Report Type	Elementary/middle
Address	601 Carpenter St. Philadelphia, Pa 19147	Enrollment	360
Phone/Fax	215-952-6202 / 215-952-6392	Grade Range	'00-08'
Website	Www.Philasd.Org/Schools/Nebinger	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	30.69%	\$8,918,213	\$29,054,475
Building	36.06 %	\$9,959,657	\$27,622,153
Grounds	19.64 %	\$111,317	\$566,797

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$581,155
Exterior Walls (Shows condition of the structural condition of the exterior facade)	02.54 %	\$55,387	\$2,177,690
Windows (Shows functionality of exterior windows)	147.22 %	\$1,564,305	\$1,062,590
Exterior Doors (Shows condition of exterior doors)	08.17 %	\$6,987	\$85,550
Interior Doors (Classroom doors)	06.72 %	\$13,914	\$207,090
Interior Walls (Paint and Finishes)	10.21 %	\$95,438	\$934,560
Plumbing Fixtures	09.84 %	\$78,464	\$797,680
Boilers	101.10 %	\$1,113,599	\$1,101,530
Chillers/Cooling Towers	00.00 %	\$0	\$1,444,320
Radiators/Unit Ventilators/HVAC	48.93 %	\$1,241,186	\$2,536,410
Heating/Cooling Controls	158.90 %	\$1,265,676	\$796,500
Electrical Service and Distribution	144.38 %	\$826,271	\$572,300
Lighting	40.61 %	\$830,886	\$2,046,120
Communications and Security (Cameras, Pa System and Fire Alarm)	50.21 %	\$384,831	\$766,410

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.