

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.

Rhoads, J School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	4901 Parrish St.	Enrollment	566
	Philadelphia, Pa 19139	Grade Range	'00-08'
Phone/Fax	215-581-5504 / 215-581-3405	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Rhoads	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	45.23%	\$16,236,244	\$35,900,408
Building	45.83 %	\$15,958,296	\$34,817,613
Grounds	25.67 %	\$277,948	\$1,082,795

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	89.34 %	\$857,757	\$960,132
Exterior Walls (Shows condition of the structural condition of the exterior facade)	16.55 %	\$427,585	\$2,583,700
Windows (Shows functionality of exterior windows)	217.92 %	\$2,747,298	\$1,260,700
Exterior Doors (Shows condition of exterior doors)	188.99 %	\$191,822	\$101,500
Interior Doors (Classroom doors)	163.33 %	\$401,295	\$245,700
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$1,376,900
Plumbing Fixtures	25.93 %	\$245,369	\$946,400
Boilers	00.00 %	\$0	\$1,306,900
Chillers/Cooling Towers	49.20 %	\$843,118	\$1,713,600
Radiators/Unit Ventilators/HVAC	95.26 %	\$2,866,571	\$3,009,300
Heating/Cooling Controls	158.90 %	\$1,501,644	\$945,000
Electrical Service and Distribution	94.24 %	\$639,859	\$679,000
Lighting	26.95 %	\$654,243	\$2,427,600
Communications and Security (Cameras, Pa System and Fire Alarm)	49.37 %	\$448,958	\$909,300

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.