

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.

McCloskey School

Governance	DISTRICT	Report Type	Elementary/middle
Address	8500 Pickering St.	Enrollment	525
	Philadelphia, Pa 19150	Grade Range	'00-08'
Phone/Fax	215-248-6600 / 215-248-6235	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Mccloskey	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	46.49%	\$11,422,101	\$24,571,006
Building	48.29 %	\$11,306,234	\$23,411,210
Grounds	09.99 %	\$115,867	\$1,159,796

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$1,009,140
Exterior Walls (Shows condition of the structural condition of the exterior facade)	19.70 %	\$258,316	\$1,311,240
Windows (Shows functionality of exterior windows)	109.31 %	\$625,753	\$572,460
Exterior Doors (Shows condition of exterior doors)	17.03 %	\$11,945	\$70,140
Interior Doors (Classroom doors)	483.34 %	\$763,294	\$157,920
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$390,980
Plumbing Fixtures	05.59 %	\$74,125	\$1,326,360
Boilers	00.00 %	\$0	\$784,140
Chillers/Cooling Towers	65.60 %	\$674,495	\$1,028,160
Radiators/Unit Ventilators/HVAC	153.82 %	\$2,777,268	\$1,805,580
Heating/Cooling Controls	158.90 %	\$900,988	\$567,000
Electrical Service and Distribution	225.18 %	\$917,395	\$407,400
Lighting	60.49 %	\$881,125	\$1,456,560
Communications and Security (Cameras, Pa System and Fire Alarm)	59.91 %	\$326,860	\$545,580

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.