

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.

Creighton School

Governance	CHARTER	Report Type	Elementary/middle
Address	5401 Tabor Ave. Philadelphia, Pa 19120	Enrollment	770
Phone/Fax	215-537-2531 / N/A	Grade Range	'00-08'
Website	Www.Universalcompanies.Org/Education/Creighton-Charter-School/	Admissions Category	Neighborhood
		Turnaround Model	Renaissance Charter

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	52.09%	\$14,753,307	\$28,324,477
Building	53.87 %	\$14,642,625	\$27,180,502
Grounds	09.25 %	\$110,682	\$1,197,090

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	74.58 %	\$453,931	\$608,640
Exterior Walls (Shows condition of the structural condition of the exterior facade)	06.84 %	\$139,234	\$2,034,806
Windows (Shows functionality of exterior windows)	164.81 %	\$1,637,175	\$993,375
Exterior Doors (Shows condition of exterior doors)	199.38 %	\$158,851	\$79,672
Interior Doors (Classroom doors)	213.90 %	\$405,765	\$189,696
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$515,009
Plumbing Fixtures	00.00 %	\$0	\$756,887
Boilers	24.78 %	\$259,203	\$1,045,857
Chillers/Cooling Towers	66.45 %	\$911,416	\$1,371,502
Radiators/Unit Ventilators/HVAC	114.45 %	\$2,755,057	\$2,407,242
Heating/Cooling Controls	155.54 %	\$1,175,282	\$755,622
Electrical Service and Distribution	171.47 %	\$845,707	\$493,210
Lighting	31.80 %	\$561,449	\$1,765,437
Communications and Security (Cameras, Pa System and Fire Alarm)	75.80 %	\$501,331	\$661,407

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.