

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.

Frank School

Governance	DISTRICT	Report Type	Elementary
Address	2000 Bowler St. Philadelphia, Pa 19115	Enrollment	1283
Phone/Fax	215-961-2005 / 215-961-2551	Grade Range	'00-05'
Website	Www.Philasd.Org/Schools/Annefrank	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	47.88%	\$19,385,288	\$40,486,930
Building	51.82 %	\$19,068,056	\$36,794,206
Grounds	08.59 %	\$317,232	\$3,692,724

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	02.12 %	\$27,196	\$1,281,531
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.16 %	\$4,375	\$2,749,795
Windows (Shows functionality of exterior windows)	162.88 %	\$2,185,434	\$1,341,745
Exterior Doors (Shows condition of exterior doors)	100.26 %	\$108,302	\$108,025
Interior Doors (Classroom doors)	109.68 %	\$286,813	\$261,495
Interior Walls (Paint and Finishes)	00.76 %	\$7,502	\$984,145
Plumbing Fixtures	80.75 %	\$813,372	\$1,007,240
Boilers	81.98 %	\$1,140,278	\$1,390,915
Chillers/Cooling Towers	66.04 %	\$1,204,455	\$1,823,760
Radiators/Unit Ventilators/HVAC	210.25 %	\$6,733,636	\$3,202,755
Heating/Cooling Controls	159.97 %	\$1,608,907	\$1,005,750
Electrical Service and Distribution	72.04 %	\$520,589	\$722,650
Lighting	51.60 %	\$1,333,283	\$2,583,660
Communications and Security (Cameras, Pa System and Fire Alarm)	23.77 %	\$230,062	\$967,755

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.