

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.

Kensington CAPA High School

Governance	DISTRICT	Report Type	High
Address	1901 N. Front St.	Enrollment	519
	Philadelphia, Pa 19122	Grade Range	'09-12'
Phone/Fax	215-291-5010 / 215-291-6334	Admissions Category	Neighborhood
Website	Http://Kensingtoncapa.Wix.Com/Kcapa	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	00.03%	\$15,941	\$52,135,606
Building	00.03 %	\$15,941	\$48,816,357
Grounds	00.00 %	\$0	\$3,319,249

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$3,205,829
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$3,841,128
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$2,446,941
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$103,141
Interior Doors (Classroom doors)	00.00 %	\$0	\$334,320
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$1,494,661
Plumbing Fixtures	00.00 %	\$0	\$1,202,131
Boilers	00.00 %	\$0	\$1,660,043
Chillers/Cooling Towers	00.00 %	\$0	\$2,176,639
Radiators/Unit Ventilators/HVAC	00.00 %	\$0	\$3,822,456
Heating/Cooling Controls	00.00 %	\$0	\$1,200,353
Electrical Service and Distribution	00.00 %	\$0	\$862,476
Lighting	00.00 %	\$0	\$3,083,572
Communications and Security (Cameras, Pa System and Fire Alarm)	01.38 %	\$15,941	\$1,155,006

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.