

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.

Conwell Annex School

Governance	DISTRICT	Report Type	Middle
Address	3072 Emerald St Philadelphia, Pa 19134	Enrollment	
Phone/Fax	215-291-4722 / 215-291-5019	Grade Range	'05-08'
Website	Www.Philasd.Org/Schools/Conwell	Admissions Category	Special Admit
		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	30.10%	\$9,128,293	\$30,326,594
Building	28.67 %	\$9,089,321	\$31,700,707
Grounds	01.73 %	\$38,973	\$2,255,059

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$2,046,640
Exterior Walls (Shows condition of the structural condition of the exterior facade)	33.86 %	\$548,921	\$1,621,317
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$707,833
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$86,726
Interior Doors (Classroom doors)	08.84 %	\$17,254	\$195,264
Interior Walls (Paint and Finishes)	66.69 %	\$457,482	\$686,022
Plumbing Fixtures	00.92 %	\$15,158	\$1,640,013
Boilers	22.97 %	\$222,666	\$969,570
Chillers/Cooling Towers	36.36 %	\$462,209	\$1,271,295
Radiators/Unit Ventilators/HVAC	97.71 %	\$2,181,497	\$2,232,557
Heating/Cooling Controls	82.62 %	\$579,206	\$701,082
Electrical Service and Distribution	180.63 %	\$909,901	\$503,740
Lighting	50.58 %	\$911,009	\$1,801,002
Communications and Security (Cameras, Pa System and Fire Alarm)	83.55 %	\$563,626	\$674,597

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.