

## 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 calculation represents the cost of needed repairs divided by the replacement value. The FCI is a numerical value of condition and helps to identify the need for renewal or replacement of specific parts of the facility. The FCI is particularly useful when comparing similar facilities within the same portfolio.

### Morton Annex (Our Lady of Loreto) School

Governance		Report Type	Elementary
Address	6214 Grays Ave Philadelphia, Pa 19142	Enrollment	
Phone/Fax	215-727-2164 / 215-727-2341	Grade Range	'00-05'
Website	Www.Philasd.Org/Schools/Morton	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
<b>Overall</b>	<b>43.06%</b>	<b>\$5,231,644</b>	<b>\$12,150,633</b>
Building	42.29 %	\$5,083,781	\$12,022,338
Grounds	115.25 %	\$147,863	\$128,295

### Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
<b>Roof</b> (Shows physical condition of roof)	88.50 %	\$242,863	\$274,421
<b>Exterior Walls</b> (Shows condition of the structural condition of the exterior facade)	43.74 %	\$282,495	\$645,786
<b>Windows</b> (Shows functionality of exterior windows)	289.98 %	\$817,561	\$281,937
<b>Exterior Doors</b> (Shows condition of exterior doors)	164.06 %	\$56,673	\$34,544
<b>Interior Doors</b> (Classroom doors)	231.50 %	\$180,051	\$77,776
<b>Interior Walls</b> (Paint and Finishes)	00.00 %	\$0	\$407,081
<b>Plumbing Fixtures</b>	10.67 %	\$69,688	\$653,232
<b>Boilers</b>	31.79 %	\$122,778	\$386,189
<b>Chillers/Cooling Towers</b>	28.54 %	\$144,535	\$506,369
<b>Radiators/Unit Ventilators/HVAC</b>	83.34 %	\$741,117	\$889,248
<b>Heating/Cooling Controls</b>	00.00 %	\$0	\$279,248
<b>Electrical Service and Distribution</b>	60.17 %	\$120,734	\$200,645
<b>Lighting</b>	25.27 %	\$181,241	\$717,356
<b>Communications and Security</b> (Cameras, Pa System and Fire Alarm)	15.76 %	\$42,343	\$268,698

Please note that some FCIs may be over 100% because there are times when replacing a building system requires that other building systems be upgraded to complete the installation. A FCI of 0.0% represents that there are no current deficiencies with the associated system.