

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.

Marshall, J School

Governance	DISTRICT	Report Type	Elementary
Address	4500 Griscom St.	Enrollment	428
	Philadelphia, Pa 19124	Grade Range	'00-05'
Phone/Fax	215-537-2521 / 215-537-2847	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Marshall	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	50.02%	\$14,588,763	\$29,163,107
Building	49.27 %	\$14,256,844	\$28,938,728
Grounds	89.06 %	\$331,919	\$372,672

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	103.13 %	\$511,593	\$496,047
Exterior Walls (Shows condition of the structural condition of the exterior facade)	02.65 %	\$57,241	\$2,157,390
Windows (Shows functionality of exterior windows)	95.05 %	\$1,000,566	\$1,052,685
Exterior Doors (Shows condition of exterior doors)	89.21 %	\$75,606	\$84,753
Interior Doors (Classroom doors)	220.99 %	\$453,389	\$205,160
Interior Walls (Paint and Finishes)	11.10 %	\$109,025	\$982,545
Plumbing Fixtures	27.94 %	\$220,757	\$790,244
Boilers	98.67 %	\$1,076,800	\$1,091,262
Chillers/Cooling Towers	00.00 %	\$0	\$1,430,856
Radiators/Unit Ventilators/HVAC	174.27 %	\$4,379,019	\$2,512,766
Heating/Cooling Controls	132.68 %	\$1,046,922	\$789,075
Electrical Service and Distribution	110.66 %	\$627,422	\$566,965
Lighting	58.59 %	\$1,187,565	\$2,027,046
Communications and Security (Cameras, Pa System and Fire Alarm)	43.72 %	\$331,961	\$759,266

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.