

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.

Frankford School

Governance	DISTRICT	Report Type	High
Address	5000 Oxford Ave.	Enrollment	1128
	Philadelphia, Pa 19124	Grade Range	'09-12'
Phone/Fax	215-537-2519 / 215-537-2598	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Frankford	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	34.50%	\$57,306,376	\$166,126,913
Building	34.46 %	\$56,647,976	\$164,374,106
Grounds	37.56 %	\$658,400	\$1,752,807

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	01.07 %	\$40,391	\$3,790,548
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.24 %	\$32,752	\$13,554,648
Windows (Shows functionality of exterior windows)	59.15 %	\$5,107,862	\$8,634,813
Exterior Doors (Shows condition of exterior doors)	72.26 %	\$263,020	\$363,967
Interior Doors (Classroom doors)	115.92 %	\$1,367,608	\$1,179,756
Interior Walls (Paint and Finishes)	01.83 %	\$76,046	\$4,144,836
Plumbing Fixtures	19.59 %	\$831,042	\$4,242,103
Boilers	40.67 %	\$2,382,315	\$5,857,993
Chillers/Cooling Towers	77.18 %	\$5,927,880	\$7,680,967
Radiators/Unit Ventilators/HVAC	151.12 %	\$20,384,052	\$13,488,757
Heating/Cooling Controls	152.23 %	\$6,448,206	\$4,235,828
Electrical Service and Distribution	00.00 %	\$0	\$3,043,521
Lighting	00.16 %	\$17,788	\$10,881,370
Communications and Security (Cameras, Pa System and Fire Alarm)	01.34 %	\$54,596	\$4,075,807

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.