

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.

Tilden School

Governance	DISTRICT	Report Type	Middle
Address	6601 Elmwood Ave. Philadelphia, Pa 19142	Enrollment	371
Phone/Fax	215-492-6454 / 215-492-6128	Grade Range	'05-'08'
Website	Www.Philasd.Org/Schools/Tilden	Admissions Category	Neighborhood
		Turnaround Model	School Redesign Initiative

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	20.88%	\$49,135,274	\$235,360,751
Building	20.94 %	\$18,648,942	\$89,048,117
Grounds	15.13 %	\$527,553	\$3,486,600

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$1,639,976
Exterior Walls (Shows condition of the structural condition of the exterior facade)	01.25 %	\$99,345	\$7,936,132
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$3,879,242
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$262,846
Interior Doors (Classroom doors)	02.19 %	\$13,914	\$636,268
Interior Walls (Paint and Finishes)	09.31 %	\$267,233	\$2,871,364
Plumbing Fixtures	30.29 %	\$742,456	\$2,450,811
Boilers	00.00 %	\$0	\$0
Chillers/Cooling Towers	50.60 %	\$2,245,253	\$4,437,563
Radiators/Unit Ventilators/HVAC	45.85 %	\$3,573,159	\$7,792,926
Heating/Cooling Controls	92.95 %	\$2,274,748	\$2,447,186
Electrical Service and Distribution	94.09 %	\$1,654,480	\$1,758,348
Lighting	04.49 %	\$282,141	\$6,286,548
Communications and Security (Cameras, Pa System and Fire Alarm)	33.96 %	\$799,684	\$2,354,736

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.