

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.

Elkin School

Governance	DISTRICT	Report Type	Elementary
Address	3199 D St.	Enrollment	867
	Philadelphia, Pa 19134	Grade Range	'00-04'
Phone/Fax	215-291-4701 / 215-291-4876	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Elkin	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	51.63%	\$14,107,524	\$27,324,598
Building	53.41 %	\$13,910,478	\$26,046,114
Grounds	16.21 %	\$197,045	\$1,215,708

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	89.37 %	\$711,522	\$796,152
Exterior Walls (Shows condition of the structural condition of the exterior facade)	06.84 %	\$134,328	\$1,963,612
Windows (Shows functionality of exterior windows)	27.36 %	\$262,135	\$958,132
Exterior Doors (Shows condition of exterior doors)	212.51 %	\$163,932	\$77,140
Interior Doors (Classroom doors)	86.18 %	\$160,928	\$186,732
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$702,772
Plumbing Fixtures	34.86 %	\$250,768	\$719,264
Boilers	132.60 %	\$1,317,084	\$993,244
Chillers/Cooling Towers	00.00 %	\$0	\$1,302,336
Radiators/Unit Ventilators/HVAC	178.05 %	\$4,072,233	\$2,287,068
Heating/Cooling Controls	158.90 %	\$1,141,249	\$718,200
Electrical Service and Distribution	339.58 %	\$1,752,373	\$516,040
Lighting	43.95 %	\$810,793	\$1,844,976
Communications and Security (Cameras, Pa System and Fire Alarm)	46.07 %	\$318,343	\$691,068

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.