

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.

Edison School

Governance	DISTRICT	Report Type	High
Address	151 W. Luzerne St. Philadelphia, Pa 19140	Enrollment	1056
Phone/Fax	215-324-9599 / 215-329-5824	Grade Range	'09-12'
Website	Www.Philasd.Org/Schools/Edison	Admissions Category	Neighborhood
		Turnaround Model	Turnaround

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	26.71%	\$47,842,768	\$179,104,911
Building	24.68 %	\$41,422,525	\$167,840,096
Grounds	58.49 %	\$6,420,243	\$10,977,255

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.05 %	\$3,355	\$6,131,488
Exterior Walls (Shows condition of the structural condition of the exterior facade)	02.47 %	\$336,720	\$13,651,200
Windows (Shows functionality of exterior windows)	94.20 %	\$8,191,705	\$8,696,320
Exterior Doors (Shows condition of exterior doors)	124.23 %	\$455,366	\$366,560
Interior Doors (Classroom doors)	00.00 %	\$0	\$1,188,160
Interior Walls (Paint and Finishes)	78.49 %	\$3,928,849	\$5,005,440
Plumbing Fixtures	01.42 %	\$60,634	\$4,272,320
Boilers	10.75 %	\$634,176	\$5,899,720
Chillers/Cooling Towers	58.57 %	\$4,530,940	\$7,735,680
Radiators/Unit Ventilators/HVAC	72.84 %	\$9,894,627	\$13,584,840
Heating/Cooling Controls	136.47 %	\$5,821,809	\$4,266,000
Electrical Service and Distribution	00.00 %	\$0	\$3,065,200
Lighting	00.00 %	\$0	\$10,958,880
Communications and Security (Cameras, Pa System and Fire Alarm)	17.23 %	\$707,398	\$4,104,840

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.