

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.

Parkway West High(Sulzberger) School

Governance	DISTRICT	Report Type	High
Address	4725 Fairmount Ave.	Enrollment	257
	Philadelphia, Pa 19139	Grade Range	'09-12'
Phone/Fax	215-581-5510 / 215-581-5600	Admissions Category	Special Admit
Website	Www.Philasd.Org/Schools/Parkwaywest	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	28.44%	\$17,016,154	\$59,832,740
Building	25.06 %	\$14,772,358	\$58,940,304
Grounds	106.19 %	\$1,170,726	\$1,102,486

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	76.87 %	\$1,450,349	\$1,886,704
Exterior Walls (Shows condition of the structural condition of the exterior facade)	01.25 %	\$65,628	\$5,253,600
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$2,565,600
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$174,000
Interior Doors (Classroom doors)	07.23 %	\$30,442	\$421,200
Interior Walls (Paint and Finishes)	00.69 %	\$13,483	\$1,954,800
Plumbing Fixtures	00.00 %	\$0	\$1,436,400
Boilers	00.00 %	\$0	\$1,984,800
Chillers/Cooling Towers	51.84 %	\$1,349,302	\$2,602,800
Radiators/Unit Ventilators/HVAC	48.71 %	\$2,225,181	\$4,568,400
Heating/Cooling Controls	132.01 %	\$1,892,958	\$1,434,000
Electrical Service and Distribution	114.64 %	\$1,073,070	\$936,000
Lighting	04.24 %	\$142,013	\$3,350,400
Communications and Security (Cameras, Pa System and Fire Alarm)	14.04 %	\$176,189	\$1,255,200

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.