

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.

Hamilton School

Governance	DISTRICT	Report Type	Elementary/middle
Address	5640 Spruce St. Philadelphia, Pa 19139	Enrollment	579
Phone/Fax	215-471-2911 / 215-471-2724	Grade Range	'00-08'
Website	Www.Philasd.Org/Schools/Hamilton	Admissions Category	Neighborhood
		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	64.79%	\$30,084,893	\$46,436,758
Building	63.08 %	\$28,328,697	\$44,906,143
Grounds	113.61 %	\$1,756,196	\$1,545,830

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	90.59 %	\$1,161,655	\$1,282,260
Exterior Walls (Shows condition of the structural condition of the exterior facade)	28.85 %	\$952,921	\$3,303,445
Windows (Shows functionality of exterior windows)	43.17 %	\$695,928	\$1,611,895
Exterior Doors (Shows condition of exterior doors)	49.91 %	\$64,769	\$129,775
Interior Doors (Classroom doors)	177.79 %	\$558,521	\$314,145
Interior Walls (Paint and Finishes)	68.88 %	\$1,212,524	\$1,760,465
Plumbing Fixtures	23.70 %	\$286,797	\$1,210,040
Boilers	74.64 %	\$1,247,246	\$1,670,965
Chillers/Cooling Towers	00.00 %	\$0	\$2,190,960
Radiators/Unit Ventilators/HVAC	239.78 %	\$9,225,626	\$3,847,605
Heating/Cooling Controls	158.90 %	\$1,919,960	\$1,208,250
Electrical Service and Distribution	138.74 %	\$1,204,500	\$868,150
Lighting	27.19 %	\$843,797	\$3,103,860
Communications and Security (Cameras, Pa System and Fire Alarm)	15.94 %	\$185,295	\$1,162,605

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.