

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.

Decatur Annex School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	3500 Academy Rd. Philadelphia, Pa 19154	Enrollment	
Phone/Fax	215-281-2606 / 215-281-5803	Grade Range	'00-08'
Website	Www.Philasd.Org/Schools/Decatur	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	32.22%	\$3,337,000	\$10,355,465
Building	41.86 %	\$3,017,505	\$7,209,276
Grounds	12.32 %	\$319,495	\$2,594,234

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	87.59 %	\$445,474	\$508,561
Exterior Walls (Shows condition of the structural condition of the exterior facade)	10.28 %	\$42,462	\$413,041
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$180,325
Exterior Doors (Shows condition of exterior doors)	13.52 %	\$2,986	\$22,094
Interior Doors (Classroom doors)	31.25 %	\$15,545	\$49,745
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$174,768
Plumbing Fixtures	32.65 %	\$136,402	\$417,803
Boilers	#DIV/0! %	\$0	\$0
Chillers/Cooling Towers	00.00 %	\$0	\$323,870
Radiators/Unit Ventilators/HVAC	135.90 %	\$772,921	\$568,758
Heating/Cooling Controls	132.68 %	\$236,968	\$178,605
Electrical Service and Distribution	00.00 %	\$0	\$128,331
Lighting	38.92 %	\$178,558	\$458,816
Communications and Security (Cameras, Pa System and Fire Alarm)	74.28 %	\$127,662	\$171,858

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.