

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.

Meehan Middle School

Governance	DISTRICT	Report Type	Middle
Address	3001 Ryan Ave.	Enrollment	579
	Philadelphia, Pa 19152	Grade Range	'07-08'
Phone/Fax	215-335-5654 / 215-335-5992	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Meehan	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	20.72%	\$23,926,378	\$115,486,038
Building	24.36 %	\$22,080,782	\$90,641,722
Grounds	07.43 %	\$1,845,596	\$24,844,316

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	92.01 %	\$2,844,635	\$3,091,814
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.93 %	\$72,328	\$7,790,230
Windows (Shows functionality of exterior windows)	17.76 %	\$676,000	\$3,806,334
Exterior Doors (Shows condition of exterior doors)	78.70 %	\$202,374	\$257,157
Interior Doors (Classroom doors)	74.70 %	\$457,343	\$612,279
Interior Walls (Paint and Finishes)	09.37 %	\$215,900	\$2,304,210
Plumbing Fixtures	30.10 %	\$735,344	\$2,442,993
Boilers	25.78 %	\$870,234	\$3,375,698
Chillers/Cooling Towers	17.85 %	\$790,009	\$4,426,777
Radiators/Unit Ventilators/HVAC	31.46 %	\$2,444,458	\$7,769,821
Heating/Cooling Controls	162.52 %	\$3,963,664	\$2,438,911
Electrical Service and Distribution	113.67 %	\$1,809,611	\$1,591,925
Lighting	49.74 %	\$2,834,545	\$5,698,277
Communications and Security (Cameras, Pa System and Fire Alarm)	11.27 %	\$240,518	\$2,134,813

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.