

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.

PMA (Elverson) School

Governance	DISTRICT	Report Type	High
Address	2118 N. 13Th St. Philadelphia, Pa 19122	Enrollment	244
Phone/Fax	215-684-5091 / 215-684-5507	Grade Range	'09-12'
Website	Www.Philasd.Org/Schools/Pma	Admissions Category	Citywide
		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	36.32%	\$15,089,876	\$41,551,253
Building	36.73 %	\$14,681,483	\$39,969,148
Grounds	21.67 %	\$408,392	\$1,884,806

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$898,139
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$3,220,862
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$2,051,809
Exterior Doors (Shows condition of exterior doors)	140.42 %	\$121,441	\$86,486
Interior Doors (Classroom doors)	102.11 %	\$286,235	\$280,334
Interior Walls (Paint and Finishes)	04.39 %	\$64,253	\$1,465,045
Plumbing Fixtures	55.77 %	\$562,139	\$1,008,011
Boilers	00.00 %	\$0	\$1,391,979
Chillers/Cooling Towers	65.60 %	\$1,197,344	\$1,825,155
Radiators/Unit Ventilators/HVAC	151.69 %	\$4,861,887	\$3,205,205
Heating/Cooling Controls	158.90 %	\$1,599,404	\$1,006,520
Electrical Service and Distribution	99.18 %	\$717,240	\$723,203
Lighting	33.47 %	\$865,486	\$2,585,637
Communications and Security (Cameras, Pa System and Fire Alarm)	60.15 %	\$582,552	\$968,495

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.