

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.

Disston School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	6801 Cottage St. Philadelphia, Pa 19135	Enrollment	867
Phone/Fax	215-335-5661 / 215-335-5030	Grade Range	'00-08'
Website	Www.Philasd.Org/Schools/Disston	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	49.04%	\$16,918,344	\$34,500,671
Building	48.07 %	\$16,224,956	\$33,749,725
Grounds	81.12 %	\$693,388	\$854,745

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	86.95 %	\$675,116	\$776,483
Exterior Walls (Shows condition of the structural condition of the exterior facade)	07.49 %	\$187,452	\$2,504,048
Windows (Shows functionality of exterior windows)	129.51 %	\$1,582,371	\$1,221,834
Exterior Doors (Shows condition of exterior doors)	65.34 %	\$64,276	\$98,371
Interior Doors (Classroom doors)	189.40 %	\$451,017	\$238,125
Interior Walls (Paint and Finishes)	04.85 %	\$52,076	\$1,074,617
Plumbing Fixtures	42.08 %	\$385,999	\$917,224
Boilers	82.02 %	\$1,038,883	\$1,266,610
Chillers/Cooling Towers	72.52 %	\$1,204,455	\$1,660,772
Radiators/Unit Ventilators/HVAC	75.16 %	\$2,192,118	\$2,916,528
Heating/Cooling Controls	175.67 %	\$1,608,907	\$915,867
Electrical Service and Distribution	140.10 %	\$921,977	\$658,067
Lighting	69.57 %	\$1,636,836	\$2,352,761
Communications and Security (Cameras, Pa System and Fire Alarm)	64.62 %	\$569,517	\$881,268

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.