

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.

Finletter School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	6100 N. Front St.	Enrollment	749
	Philadelphia, Pa 19120	Grade Range	'00-08'
Phone/Fax	215-276-5265 / 215-276-5285	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Finletter	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	51.54%	\$17,470,075	\$33,898,021
Building	54.67 %	\$17,213,080	\$31,484,979
Grounds	10.01 %	\$256,996	\$2,566,176

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	23.70 %	\$187,586	\$791,412
Exterior Walls (Shows condition of the structural condition of the exterior facade)	09.93 %	\$230,062	\$2,316,472
Windows (Shows functionality of exterior windows)	159.49 %	\$1,802,775	\$1,130,308
Exterior Doors (Shows condition of exterior doors)	142.35 %	\$129,537	\$91,002
Interior Doors (Classroom doors)	171.14 %	\$377,002	\$220,288
Interior Walls (Paint and Finishes)	11.03 %	\$109,625	\$994,119
Plumbing Fixtures	07.87 %	\$66,795	\$848,515
Boilers	89.62 %	\$1,050,122	\$1,171,729
Chillers/Cooling Towers	162.38 %	\$2,494,726	\$1,536,365
Radiators/Unit Ventilators/HVAC	98.29 %	\$2,652,016	\$2,698,052
Heating/Cooling Controls	189.90 %	\$1,608,907	\$847,260
Electrical Service and Distribution	111.56 %	\$679,157	\$608,772
Lighting	52.76 %	\$1,148,324	\$2,176,517
Communications and Security (Cameras, Pa System and Fire Alarm)	68.82 %	\$561,084	\$815,252

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.