

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.

Lankenau School

Governance	DISTRICT	Report Type	High
Address	201 Spring Lane	Enrollment	344
	Philadelphia, Pa 19128	Grade Range	'09-12'
Phone/Fax	215-487-4465 / 215-487-4879	Admissions Category	Special Admit
Website	Www.Philasd.Org/Schools/Lankenau	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	39.17%	\$17,208,739	\$43,929,622
Building	39.89 %	\$16,527,176	\$41,431,886
Grounds	25.19 %	\$681,563	\$2,705,676

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	\$0	\$755,346
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	\$0	\$2,310,280
Windows (Shows functionality of exterior windows)	00.00 %	\$0	\$1,008,620
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$123,580
Interior Doors (Classroom doors)	19.00 %	\$52,874	\$278,240
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$977,540
Plumbing Fixtures	01.95 %	\$45,475	\$2,336,920
Boilers	04.29 %	\$59,338	\$1,381,580
Chillers/Cooling Towers	00.00 %	\$0	\$1,811,520
Radiators/Unit Ventilators/HVAC	238.04 %	\$7,572,710	\$3,181,260
Heating/Cooling Controls	158.90 %	\$1,587,457	\$999,000
Electrical Service and Distribution	104.90 %	\$752,942	\$717,800
Lighting	52.74 %	\$1,353,478	\$2,566,320
Communications and Security (Cameras, Pa System and Fire Alarm)	16.39 %	\$157,584	\$961,260

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.