

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.

Sheppard School

Governance	DISTRICT	Report Type	Elementary
Address	120 W. Cambria St. Philadelphia, Pa 19133	Enrollment	183
Phone/Fax	215-291-4711 / 215-291-4156	Grade Range	'00-04'
Website	Www.Philasd.Org/Schools/Sheppard	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	80.04%	\$13,681,062	\$17,093,342
Building	76.62 %	\$13,236,239	\$17,275,280
Grounds	135.59 %	\$444,823	\$328,062

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	08.91 %	\$39,272	\$440,638
Exterior Walls (Shows condition of the structural condition of the exterior facade)	81.56 %	\$1,023,576	\$1,254,940
Windows (Shows functionality of exterior windows)	193.77 %	\$1,186,537	\$612,340
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$49,300
Interior Doors (Classroom doors)	397.81 %	\$474,743	\$119,340
Interior Walls (Paint and Finishes)	116.25 %	\$664,436	\$571,540
Plumbing Fixtures	58.62 %	\$269,460	\$459,680
Boilers	102.26 %	\$649,140	\$634,780
Chillers/Cooling Towers	65.60 %	\$546,006	\$832,320
Radiators/Unit Ventilators/HVAC	159.57 %	\$2,332,369	\$1,461,660
Heating/Cooling Controls	158.90 %	\$729,369	\$459,000
Electrical Service and Distribution	144.33 %	\$476,006	\$329,800
Lighting	50.10 %	\$590,789	\$1,179,120
Communications and Security (Cameras, Pa System and Fire Alarm)	124.30 %	\$548,994	\$441,660

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.