

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 calculation represents the cost of needed repairs divided by the replacement value. The FCI is a numerical value of condition and helps to identify the need for renewal or replacement of specific parts of the facility. The FCI is particularly useful when comparing similar facilities within the same portfolio.

Jenks, Abram School

Governance	DISTRICT	Report Type	Elementary
Address	2501 S. 13Th St.	Enrollment	309
	Philadelphia, Pa 19148	Grade Range	'00-05'
Phone/Fax	215-952-6224 / 215-952-6407	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Asjenks	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	31.58%	\$5,141,754	\$16,283,315
Building	31.32 %	\$4,920,009	\$15,709,437
Grounds	38.64 %	\$221,745	\$573,878

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	89.40 %	\$455,205	\$509,195
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.78 %	\$9,078	\$1,161,742
Windows (Shows functionality of exterior windows)	67.65 %	\$383,507	\$566,865
Exterior Doors (Shows condition of exterior doors)	15.31 %	\$6,987	\$45,639
Interior Doors (Classroom doors)	15.11 %	\$16,697	\$110,477
Interior Walls (Paint and Finishes)	10.65 %	\$53,116	\$498,564
Plumbing Fixtures	11.06 %	\$47,079	\$425,542
Boilers	00.00 %	\$0	\$587,638
Chillers/Cooling Towers	50.02 %	\$385,425	\$770,508
Radiators/Unit Ventilators/HVAC	31.12 %	\$421,134	\$1,353,110
Heating/Cooling Controls	158.90 %	\$675,207	\$424,913
Electrical Service and Distribution	78.42 %	\$239,423	\$305,308
Lighting	20.78 %	\$226,865	\$1,091,553
Communications and Security (Cameras, Pa System and Fire Alarm)	51.57 %	\$210,858	\$408,860

Please note that some FCIs may be over 100% because there are times when replacing a building system requires that other building systems be upgraded to complete the installation. A FCI of 0.0% represents that there are no current deficiencies with the associated system.