

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.

Widener School

Governance	DISTRICT	Report Type	Elementarymiddlehigh
Address	1450 W. Olney Ave.	Enrollment	151
	Philadelphia, Pa 19141	Grade Range	'00-12'
Phone/Fax	215-456-3015 / 215-456-3118	Admissions Category	Citywide
Website	Www.Philasd.Org/Schools/Widener	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	21.88%	\$21,218,397	\$96,974,236
Building	23.61 %	\$19,907,298	\$84,309,866
Grounds	10.35 %	\$1,311,099	\$12,664,370

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	01.22 %	\$71,609	\$5,848,940
Exterior Walls (Shows condition of the structural condition of the exterior facade)	05.50 %	\$245,663	\$4,464,460
Windows (Shows functionality of exterior windows)	171.20 %	\$3,336,833	\$1,949,090
Exterior Doors (Shows condition of exterior doors)	221.01 %	\$527,795	\$238,810
Interior Doors (Classroom doors)	135.22 %	\$727,061	\$537,680
Interior Walls (Paint and Finishes)	02.82 %	\$63,986	\$2,265,120
Plumbing Fixtures	00.00 %	\$0	\$4,515,940
Boilers	00.00 %	\$0	\$2,669,810
Chillers/Cooling Towers	00.00 %	\$0	\$3,500,640
Radiators/Unit Ventilators/HVAC	132.72 %	\$8,158,867	\$6,147,570
Heating/Cooling Controls	83.34 %	\$1,608,907	\$1,930,500
Electrical Service and Distribution	85.93 %	\$1,191,868	\$1,387,100
Lighting	08.94 %	\$443,568	\$4,959,240
Communications and Security (Cameras, Pa System and Fire Alarm)	14.93 %	\$277,384	\$1,857,570

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.