

FACILITY COST INDEX

Facility Condition Index

- The Facility Cost Index (FCI) is used throughout the facility condition assessment industry as a relative indicator of a buildings condition. Based on industry-wide standards, if the cost to repair exceeds 60% of the cost to replace, the facility should be looked at more closely as a possible candidate for replacement. As a rule of thumb, an FCI below 10% is considered good. An FCI above 60% would suggest that the building is a candidate for replacement.

Facility Condition Index (FCI) Summary

- Facility Condition Index is a calculation based on the rated condition and replacement cost of a system or major building component. The table below displays the cost of a system relative to the other systems in a facility. For example, the replacement cost of roofing is approximately 4.9% of the total replacement cost of a facility.

FACILITY CONDITION INDEX (FCI) SUMMARY		
<p>Facility Condition Index is a calculation based on replacement cost of a system. The table below displays the cost of a system relative to the other systems in a facility.</p>		
No.	Component / System	Percent of total
1	Roofing	4.9%
2	Exterior Walls	5.4%
3	Exterior Windows	2.4%
4	Exterior - Doors	0.6%
5	Interior Floors	7.6%
6	Interior Walls	4.0%
7	Interior Ceilings	5.4%
8	Interior - Other	3.3%
9	HVAC	20.7%
10	Electrical Lighting	10.0%
11	Electrical Distrib.	1.3%
12	Electrical Other	0.5%
13	Plumbing	5.5%
14	Fire / Life Safety	2.3%
15	Specialties	0.8%
16	Structural	19.3%
17	Technology	3.5%
18	Accessibility	2.5%

FCI RATINGS		
1	0	General Maintenance
2	10	Minor
3	50	Moderate
4	75	Major
5	100	Replace

FACILITY COST INDEX

Summary of Facility Cost Index Ratings

Facility	FCI
ABC Building	26.08
Animal Shelter	2.18
Arcade Building	18.92
Clore House	20.29
County Administration Building	18.20
County Health Department	2.84
County Courthouse	0.00
Criglersville ES	76.48
Criglersville House	37.75
Criglersville Voting / Storage Building	42.20
EMS Building	35.05
Kemper House Museum	18.24
Literacy Council / Rapidan Housing Facility	60.83
MCDS Bus Transportation Building	26.73
Social Services Building	31.80
Sherriff's Building / E911	6.00
Thrift Road Offices	32.93
Transfer Station	n/a
War Memorial Building	36.23
Primary School	33.56
Waverly Yowell ES	9.09
Wetsel Middle School	48.93
Madison County High School	54.28
School Division Administration Offices	30.99