

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.

Hackett School

Governance	DISTRICT	Report Type	Elementary
Address	2161 E. York St. Philadelphia, Pa 19125	Enrollment	365
Phone/Fax	215-291-4706 / 215-291-4169	Grade Range	'00-05'
Website	Www.Philasd.Org/Schools/Hackett	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	38.03%	\$20,889,824	\$54,928,932
Building	37.31 %	\$19,954,950	\$53,489,082
Grounds	64.93 %	\$934,885	\$1,439,850

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	89.29 %	\$1,185,870	\$1,328,113
Exterior Walls (Shows condition of the structural condition of the exterior facade)	07.72 %	\$309,495	\$4,006,581
Windows (Shows functionality of exterior windows)	67.17 %	\$1,313,258	\$1,954,986
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$157,398
Interior Doors (Classroom doors)	128.55 %	\$489,781	\$381,011
Interior Walls (Paint and Finishes)	00.00 %	\$0	\$1,824,727
Plumbing Fixtures	03.10 %	\$45,475	\$1,467,596
Boilers	00.00 %	\$0	\$2,026,629
Chillers/Cooling Towers	59.45 %	\$1,579,795	\$2,657,304
Radiators/Unit Ventilators/HVAC	145.04 %	\$6,768,565	\$4,666,565
Heating/Cooling Controls	132.68 %	\$1,944,283	\$1,465,425
Electrical Service and Distribution	96.99 %	\$1,021,208	\$1,052,935
Lighting	40.98 %	\$1,542,644	\$3,764,514
Communications and Security (Cameras, Pa System and Fire Alarm)	35.78 %	\$504,485	\$1,410,065

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.