

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.

Pickett School

Governance	CHARTER	Report Type	Middlehigh
Address	5700 Wayne Ave.	Enrollment	888
	Philadelphia, Pa 19144	Grade Range	'06-12'
Phone/Fax	215-866-9000 / 215-866-9001	Admissions Category	Citywide With Criteria
Website	Www.Masterycharter.Org/Schools/Pickett-Campus/	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	19.03%	\$18,161,488	\$95,426,843
Building	17.68 %	\$16,231,357	\$91,804,362
Grounds	53.28 %	\$1,930,170	\$3,622,481

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	02.34 %	\$61,816	\$2,644,866
Exterior Walls (Shows condition of the structural condition of the exterior facade)	01.38 %	\$113,432	\$8,213,303
Windows (Shows functionality of exterior windows)	08.22 %	\$329,965	\$4,014,726
Exterior Doors (Shows condition of exterior doors)	00.00 %	\$0	\$272,026
Interior Doors (Classroom doors)	14.49 %	\$95,412	\$658,490
Interior Walls (Paint and Finishes)	05.98 %	\$135,478	\$2,266,649
Plumbing Fixtures	05.11 %	\$129,578	\$2,536,406
Boilers	00.00 %	\$0	\$3,502,567
Chillers/Cooling Towers	26.23 %	\$1,204,455	\$4,592,546
Radiators/Unit Ventilators/HVAC	88.02 %	\$7,098,908	\$8,065,096
Heating/Cooling Controls	39.13 %	\$991,087	\$2,532,654
Electrical Service and Distribution	66.46 %	\$1,209,413	\$1,819,759
Lighting	17.13 %	\$1,114,351	\$6,506,107
Communications and Security (Cameras, Pa System and Fire Alarm)	13.35 %	\$325,240	\$2,436,976

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.