

## Summary of Findings

The William Pinderhughes Bldg Facility located at 1200 N. Freemont Avenue in Baltimore, Maryland, was built in 1973. It comprises 33,759 gross square feet.

The total current deficiencies for this site, in 2011 construction cost dollars, are estimated at \$4,011,006. The 10 Yr Life Cycle Costs are estimated at \$2,685,749. The Ten-Year Repair Cost, calculated by adding the Building Condition Costs and the Ten-Year Life Cycle Renewal Cost is \$6,696,755.

### Facility Condition by Building

Number	Building Name	Gross Sq Ft	Built Date	Facility Condition Cost	Future Life Cycle Cost (Yr 1-10)	Repair Cost	Replacement Cost	Current + 10 Yr LC FCI	Cost Per Square Foot
483	Site			\$1,546,996	\$209,136	\$1,756,132			
	Main	33,759	1973	\$2,464,011	\$2,476,613	\$4,940,624	\$7,855,418	62.89%	\$146.35
Totals		33,759		\$4,011,006	\$2,685,749	\$6,696,755	\$7,855,418	85.25%	\$198.37

### Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, functional deficiencies, code compliance, Americans with Disabilities Act, and Capital Renewal categories.

### Facility Condition Cost - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	\$5,043	\$487,486	\$208,573	\$123,740	\$824,842
Roofing	-	-	\$2,498	-	-	\$2,498
Structural	-	-	-	-	-	\$0
Exterior	\$84,703	-	\$23,096	\$14,430	\$40,084	\$162,312
Interior	-	\$46,421	\$483,486	\$46,212	\$31,120	\$607,240
Mechanical	-	\$255,504	\$117,207	\$250,422	\$20,268	\$643,401
Electrical	-	\$259,984	\$46,047	\$57,569	\$9,494	\$373,093
Plumbing	-	-	\$25,849	\$246,761	\$2,019	\$274,629
Fire & Life Safety	\$165,234	\$25,519	\$158,390	-	-	\$349,142
Technology	-	-	\$36,239	\$161,038	\$60,955	\$258,232
Stairs & Elevators	-	-	\$195,288	\$56,796	-	\$252,083
Specialties	-	-	-	\$239,629	\$23,906	\$263,534
Total	\$249,937	\$592,470	\$1,575,585	\$1,281,429	\$311,586	\$4,011,006

The deficiencies have been further grouped according to the category of deficiency observed with its priority. ADA Compliance are code related concerns brought about by the Americans with Disabilities Act of 1990, in most cases after the school was constructed. Capital Renewal items include those items that have reached or exceeded their useful life. Code Compliance includes components of the building, other than ADA items, that do not comply with current codes. In many cases these may be 'grandfathered', however will have to be addressed under any major renovation scenarios. Deferred Maintenance includes items that have broken or are in need of repair prior to reaching the end of their useful life, and have not been addressed by the district's maintenance program due to a lack of funding. Educational Adequacy needs are items that are directly related to the instructional environment and support the educational mission at the school including, for instance, instructional aids, technology, supervision and security concerns. The Energy Efficiency category generally includes system wide replacements that are associated with a reduction in energy or water consumption. Furniture, Fixtures, and Equipment include three classifications associated with the district's ongoing program for replacing furniture and moveable equipment that has reached the end of its serviceable life in the custodial, food service, and instructional or administrative areas. A Functional Deficiency is typically one that is presently not in place and is needed at the site or facility.

#### Facility Condition Cost - Category by Priority

Category	Priority					Total
	1	2	3	4	5	
ADA Compliance	-	\$5,043	\$197,000	\$288,052	-	\$490,095
Capital Renewal	\$73,719	\$301,925	\$509,933	\$287,061	-	\$1,172,637
Code Compliance	\$91,515	-	-	-	-	\$91,515
Deferred Maintenance	\$84,703	-	\$81,204	\$132,862	\$183,052	\$481,821
Educational Adequacy	-	\$259,984	\$709,503	\$285,486	\$128,534	\$1,383,506
Functional Deficiency	-	\$25,519	\$77,946	\$287,968	-	\$391,433
Total	\$249,937	\$592,470	\$1,575,585	\$1,281,429	\$311,586	\$4,011,006

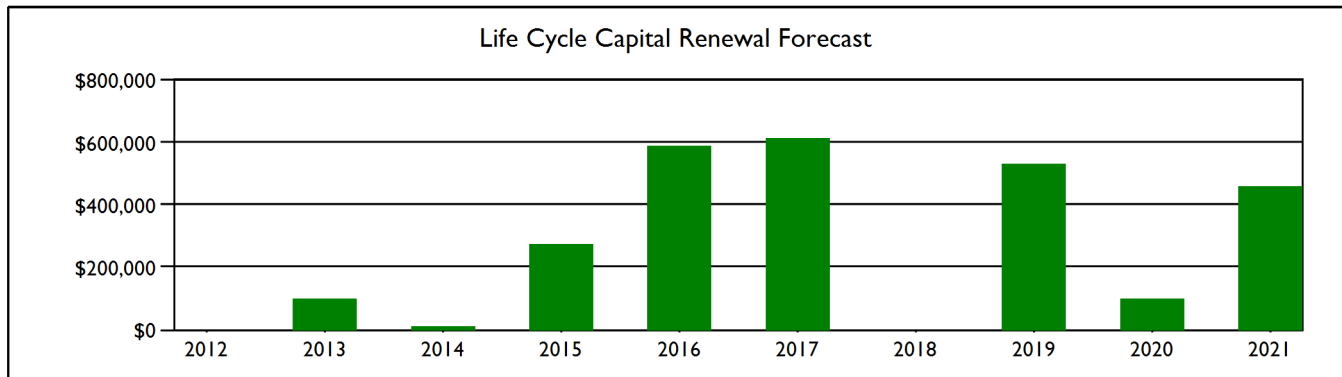
#### Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. The assessment database incorporates a combination of building system data from two sources. The district maintains detailed information about roofing and paving according to the section, and that information was used to construct a life cycle capital renewal forecast for those systems. In cooperation with the State of Maryland, that data has been incorporated into the district's assessment database in order to provide a projection of capital renewal needs for the next ten years.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

## Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current Deficiencies	Year 1 2012	Year 2 2013	Year 3 2014	Year 4 2015	Year 5 2016	Year 6 2017	Year 7 2018	Year 8 2019	Year 9 2020	Year 10 2021		
Site	824,842	0	0	0	17,380	0	0	0	191,756	0	0	\$209,136	\$6.19
Roofing	2,498	0	0	0	0	0	363,415	0	0	0	0	\$363,415	\$10.76
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	162,313	0	0	0	0	0	0	0	75,557	0	322,061	\$397,618	\$11.78
Interior	607,240	0	102,725	0	108,745	0	186,918	0	175,098	102,725	0	\$676,211	\$20.03
Mechanical	643,401	0	0	0	150,047	11,005	0	0	0	0	0	\$161,052	\$4.77
Electrical	373,093	0	0	0	0	579,709	0	0	91,465	0	0	\$671,174	\$19.88
Plumbing	274,629	0	0	4,293	0	0	66,569	0	0	0	0	\$70,862	\$2.10
Fire & Life Safety	349,142	0	0	0	0	0	0	0	0	0	136,281	\$136,281	\$4.04
Technology	258,232	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Stairs & Elevators	252,083	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	263,534	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
<b>Total</b>	<b>4,011,006</b>	<b>0</b>	<b>102,725</b>	<b>4,293</b>	<b>276,172</b>	<b>590,714</b>	<b>616,902</b>	<b>0</b>	<b>533,876</b>	<b>102,725</b>	<b>458,342</b>	<b>\$2,685,749</b>	<b>\$79.56</b>



## William Pinderhughes Bldg Condition Assessment Assessment Findings

### Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Ten-Year Repair cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 75% would suggest that the building is a candidate for replacement.

The William Pinderhughes Bldg facility has an overall FCI of 85.3%

The total current cost for all building deficiencies is \$4,011,006. There are \$1,546,996 in deficiencies at the site level that are included in the FCI calculation. In addition, the ten year life cycle renewal cost was \$2,685,749. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to Baltimore, Maryland (92.6% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the Baltimore, Maryland area. The estimated replacement cost for this facility is \$7,855,418.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.

## Site Level Deficiencies

### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility	ADA Compliance	400	SQFT	2	\$5,043	4197
An ADA Compliant Curb Ramp Is Missing And Needed	ADA Compliance	1	Ea.	3	\$1,712	4196
Asphalt Walks Are Damaged And Require Replacement	Capital Renewal	1,500	SF	3	\$6,978	4187
Concrete is missing and is needed	Functional Deficiency	1,300	SF	3	\$16,349	10090
<b>Note:</b> install concrete slab around deteriorated areas						
Concrete Walks Are Damaged And Require Replacement	Capital Renewal	3,000	SF	3	\$43,937	4188
Playground Equipment Requires Replacement	Educational Adequacy	6	Ea.	3	\$418,509	4191
Asphalt paving at end of life	Capital Renewal	2,000	SF	4	\$9,307	10092
Asphalt Paving Is Damaged And Requires Replacement	Capital Renewal	21	CAR	4	\$71,250	4185
Parent Drop-Off (including all related drives and walks) is missing and is required	Functional Deficiency	1	Ea.	4	\$56,502	497265
<b>Note:</b> Parent Drop-Off (including all related drives and walks) is missing and is required						
Paved Play Requires Recoating And Resurfacing	Deferred Maintenance	5,000	SF	4	\$5,535	4192
Site Drainage is Inadequate and Installation of Drainage Piping	Deferred Maintenance	125	LF	4	\$20,387	4183
Site Drainage is Inadequate and Requires Regrading	Deferred Maintenance	5,000	SF	4	\$6,705	4184
The Car Accessible Parking Spaces Are Not Properly Striped	ADA Compliance	1	Ea.	4	\$598	4194
The Exterior Signage At The Accessible Parking Area Does Not Meet ADA Requirements	ADA Compliance	3	Ea.	4	\$852	4195
The Van Accessible Parking Spaces Are Not Properly Striped	ADA Compliance	1	Ea.	4	\$646	4193
Bollards Are Damaged And Require Replacement	Deferred Maintenance	3	Ea.	5	\$7,038	4189
Paving Requires Restriping	Deferred Maintenance	27	CAR	5	\$1,017	4186
Site Signage Is Damaged And Requires Replacement	Deferred Maintenance	200	Ea.	5	\$107,985	4182
Small Benches Are Damaged And Require Replacement	Deferred Maintenance	2	Ea.	5	\$4,935	10076
Trash Receptacles Are Damaged And Require Replacement	Deferred Maintenance	2	Ea.	5	\$2,765	4190
<b>Sub Total for System</b>		<b>20</b>	<b>items</b>		<b>\$788,050</b>	

### Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Joint Sealant is missing and is needed	Functional Deficiency	1,000	LF	3	\$7,192	10077
Joint Sealant is missing and is needed	Functional Deficiency	1,000	LF	3	\$7,192	10089
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$14,384</b>	

### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The School does not have a dedicated Computer Equipment Room	Educational Adequacy	100	SF	5	\$15,969	486390
<b>Note:</b> The School does not have a dedicated Computer Equipment Room						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$15,969</b>	

### Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
School site lacks appropriate lighting.	Educational Adequacy	52	Ea.	2	\$259,984	497138
<b>Note:</b> School site lacks appropriate lighting.						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$259,984</b>	

### Fire & Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Building not equipped with Card Key Access Control	Educational Adequacy	6	Ea.	3	\$158,390	497416
<b>Note:</b> Building not equipped with Card Key Access Control						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$158,390</b>	

### Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Phone System Is Inadequate And A System Should Be Installed For The Entire School	Educational Adequacy	33,759	SF	4	\$71,492	486154
<b>Note:</b> The Phone System Is Inadequate And A System Should Be Installed For The Entire School						
School lacks an appropriate intrusion system.	Educational Adequacy	1	Ea.	5	\$43,440	497111
<b>Note:</b> School lacks an appropriate intrusion system.						
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$114,932</b>	

### Stairs & Elevators

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Building Lacks An Elevator For Access To The Upper Floors	ADA Compliance	2	Stop	3	\$195,288	537060
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$195,288</b>	

Sub Total for School and Site Level

28 items

\$1,546,996

**Building: 483 - Main Building****Site**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fencing Is Damaged And Should Be Replaced (4' Chain Link Fence)	Deferred Maintenance	500	LF	4	\$16,798	3568
Gate Is Damaged And Requires Replacement	Deferred Maintenance	2	Ea.	4	\$19,207	3569
The Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements	ADA Compliance	2	Ea.	4	\$786	3564
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$36,791</b>	

**Roofing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built Up Roofing (Bur) Covering Has Blisters That Should Be Repaired	Deferred Maintenance	13	Ea.	3	\$2,101	3588
Tapered Insulation Is Required To Eliminate Ponding When Re-Roofing	Deferred Maintenance	30	SF	3	\$398	3589
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$2,498</b>	

**Exterior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Glass Pane Is Damaged In The Exterior Window:	Deferred Maintenance	1,000	SF	1	\$84,703	3574
<b>Note:</b> All glass panes are missing and have been replaced with plexi. Security covers are currently on all ground floor windows.						
The Exterior Soffit Is Damaged And Requires Repair	Deferred Maintenance	1,200	SF	3	\$5,890	3571
The Steel Window Is Damaged And Requires Repair	Deferred Maintenance	55	Ea.	3	\$2,822	3575
The Brick Exterior Is Damaged And Requires Replacement	Capital Renewal	500	SF Wall	4	\$14,430	3572
The Exterior Requires Cleaning	Deferred Maintenance	16,000	SF Wall	5	\$40,084	3570
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$147,929</b>	

**Interior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Is Damaged And Requires Replacement	Capital Renewal	16	Door	2	\$46,421	3573
<b>Note:</b> Exterior security doors have been installed in place of the original exterior doors.						
Interior Doors Require Replacement	Capital Renewal	56	Door	3	\$53,414	3584
The Carpet Flooring Is Damaged And Requires Replacement	Capital Renewal	15,900	SF	3	\$172,056	3582
The Door does not have the Required Thumb / Key Lock	Educational Adequacy	46	Door	3	\$96,365	Rollup
The Interior Door Hardware is Damaged and Requires Replacement	Capital Renewal	5	Ea.	3	\$11,400	3585
The Suspended Ceiling Grid and Tiles Are Damaged And Require Replacement	Capital Renewal	15,190	SF	3	\$150,250	3576
Interior Gypboard Walls Require Repair	Deferred Maintenance	100	SF Wall	4	\$959	3577
Interior Toilet Partition Require Repair Or Replacement	Deferred Maintenance	18	Ea.	4	\$44,313	3580
The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	Capital Renewal	100	SF	4	\$939	3583
Classroom door lacks the appropriate vision panel.	Educational Adequacy	20	Ea.	5	\$9,719	Rollup
Interior Gypboard Walls Require Repainting	Deferred Maintenance	4,000	SF Wall	5	\$4,924	3578
Interior Toilet Partition Require Repainting	Deferred Maintenance	18	Ea.	5	\$4,303	3581
Interior Wood Walls Require Repainting	Deferred Maintenance	4,000	SF Wall	5	\$5,702	3579
Large rooms lack capacity signs.	Educational Adequacy	4	Ea.	5	\$756	Rollup
Room lacks appropriate sound control.	Educational Adequacy	2,216	SF	5	\$5,717	Rollup
<b>Sub Total for System</b>		<b>15</b>	<b>items</b>		<b>\$607,240</b>	

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package Roof Top Unit Is Damaged And Requires Replacement	Capital Renewal	72	TonAC	2	\$255,504	3590
Kitchen Air/Exhaust is missing and is needed	Functional Deficiency	1	Ea.	3	\$47,213	3592
Test And Balancing Required	Deferred Maintenance	33,759	SF	3	\$69,993	3593
Duct Cleaning Required	Deferred Maintenance	20,000	SF	4	\$10,798	3594
Duct Register is Damaged And Should Be Replaced	Deferred Maintenance	15	Ea.	4	\$8,158	3595
Exhaust Fan Ventilation Is Missing And Should Be Installed	Functional Deficiency	5	Ea.	4	\$13,928	3597
Make-Up Air Inadequate And Should Be Increased	Functional Deficiency	20,000	SF	4	\$217,537	3591
Duct Grill is Damaged And Should Be Replaced	Deferred Maintenance	10	Ea.	5	\$4,300	3596
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>		<b>\$627,432</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Uninterrupted Power Supply requires replacement	Capital Renewal	1	Ea.	3	\$46,047	3601
Room lighting is inadequate or in poor condition.	Educational Adequacy	9,381	SF	4	\$57,569	Rollup
Room does not have tamper-proof light switching.	Educational Adequacy	1	Ea.	5	\$587	Rollup
Room has insufficient electrical outlets.	Educational Adequacy	28	Ea.	5	\$7,628	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	2	Ea.	5	\$1,279	Rollup
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$113,110</b>	

## Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Are Damaged And Should Be Replaced	Capital Renewal	10	Ea.	3	\$17,650	3599
The Urinal Plumbing Fixtures Are Damaged And Should Be Replaced	Capital Renewal	5	Ea.	3	\$8,199	3600
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	1	Ea.	4	\$4,512	Rollup
The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	Capital Renewal	10	Ea.	4	\$17,774	3598
The Restroom is Not ADA Compliant	ADA Compliance	990	SF	4	\$224,475	3566
Room lacks a drinking fountain.	Educational Adequacy	2	Ea.	5	\$2,019	Rollup
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>		<b>\$274,629</b>	

## Fire & Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm is Missing or Inadequate	Code Compliance	33,759	SF	1	\$91,515	3604
Public Address Is Inadequate And Should Be Replaced	Capital Renewal	33,759	SF	1	\$73,719	3602
Security Alarm is Missing or Inadequate	Functional Deficiency	33,759	SF	2	\$25,519	3603
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$190,752</b>	

## Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks audio enhancement system	Educational Adequacy	22	Ea.	3	\$23,757	Rollup
Room lacks wall or cabinet mounted media controller	Educational Adequacy	23	Ea.	3	\$12,482	Rollup
Fixed Projector is Missing and is Needed	Educational Adequacy	22	Ea.	4	\$53,727	Rollup
Room lacks interactive white board	Educational Adequacy	22	Ea.	4	\$35,818	Rollup
Room has insufficient data ports.	Educational Adequacy	48	Ea.	5	\$17,515	Rollup
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$143,299</b>	

## Stairs & Elevators

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Handrails In The Stair Area Are Not ADA Compliant	ADA Compliance	200	LF	4	\$56,796	3567
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$56,796</b>	

## Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tack board area.	Educational Adequacy	41	Ea.	4	\$14,697	Rollup
Room has insufficient writing area.	Educational Adequacy	42	Ea.	4	\$47,671	Rollup
The Base Storage Cabinets Require Replacement	Capital Renewal	280	LF	4	\$123,699	3586
The Counter Heights Exceed Maximum ADA Height Requirements	ADA Compliance	20	LF	4	\$3,900	3565
The Wardrobe Storage Cabinets Require Replacement	Capital Renewal	220	LF	4	\$49,662	3587
Room lacks appropriate amount of teacher storage.	Educational Adequacy	30	Ea.	5	\$18,599	Rollup
The room lacks a washer and/or dryer.	Educational Adequacy	1	Ea.	5	\$5,306	Rollup
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>		<b>\$263,534</b>	
<b>Sub Total for Building 483 - Main Building</b>		<b>60</b>	<b>items</b>		<b>\$2,464,011</b>	
<b>Total for Campus</b>		<b>88</b>	<b>items</b>		<b>\$4,011,006</b>	



William Pinderhughes Bldg Condition Assessment  
Supporting Photos



Interior Wall cracks



Fron Entrance



Play Field/Playground



Paved play area



Exterior



Exterior





Soffit



Exterior Security Door



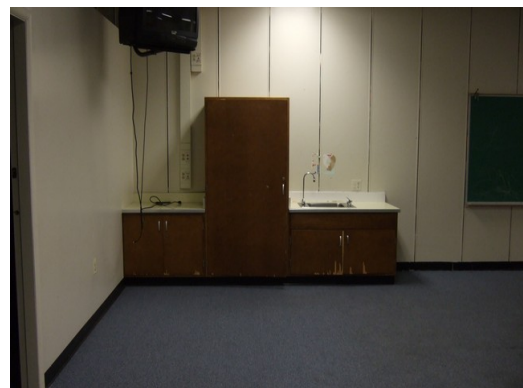
Exterior



Window System



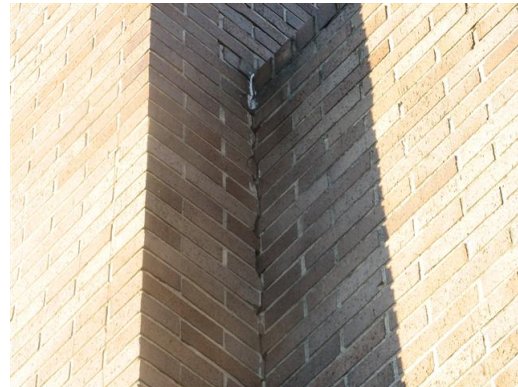
Cabinets



Cabinets



School plaque



Exterior Brick



Interior wall cracking



interior wall cracking



Classroom



Library



Library 2



School Plaque



Front Elevation



Front Elev