

Summary of Findings

The West Baltimore Building Facility located at 201 NORTH BEND ROAD in Baltimore, Maryland, was built in 1963. It comprises 250,570 gross square feet.

The total current deficiencies for this site, in 2011 construction cost dollars, are estimated at \$33,429,460. The 10 Yr Life Cycle Costs are estimated at \$22,427,788. The Ten-Year Repair Cost, calculated by adding the Building Condition Costs and the Ten-Year Life Cycle Renewal Cost is \$55,857,248.

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
080	Site Bldg 1	250,570	1963	\$3,007,889 \$30,421,571	\$0 \$22,427,788	\$3,007,889 \$52,849,359	\$58,305,400	90.64%	\$210.92
Totals		250,570		\$33,429,460	\$22,427,788	\$55,857,248	\$58,305,400	95.80%	\$222.92

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	-	\$6,304	\$126,815	\$1,606,334	\$64,370	\$1,803,822
Roofing	\$2,063,298	\$13,981	\$404,129	\$1,822	-	\$2,483,229
Structural	-	-	-	-	-	\$0
Exterior	-	\$434,835	\$13,675	\$143,037	-	\$591,547
Interior	-	-	\$380,786	\$36,292	\$169,339	\$586,417
Mechanical	-	\$21,256,190	\$497,593	\$546,943	\$28,068	\$22,328,794
Electrical	\$276,482	\$259,984	\$893,056	-	\$227,346	\$1,656,868
Plumbing	\$7,490	\$121,753	\$29,357	\$632,594	\$70,063	\$861,256
Fire & Life Safety	\$849,399	\$47,721	\$183,062	-	-	\$1,080,182
Technology	-	-	\$134,107	\$848,115	\$91,975	\$1,074,197
Stairs & Elevators	\$1,574	\$178,390	-	\$39,723	-	\$219,687
Specialties	-	-	-	\$342,365	\$401,096	\$743,460
Total	\$3,198,243	\$22,319,157	\$2,662,578	\$4,197,225	\$1,052,256	\$33,429,460

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	-	\$6,304	-	\$100,163	-	\$106,467
Capital Renewal	\$2,339,086	\$21,702,793	\$1,453,977	\$1,785,687	-	\$27,281,543
Code Compliance	\$832,422	\$923	-	-	-	\$833,345
Deferred Maintenance	\$9,758	\$13,981	\$553,372	\$48,685	\$80,789	\$706,584
Educational Adequacy	\$16,977	\$595,157	\$652,353	\$1,771,113	\$971,468	\$4,007,067
Functional Deficiency	-	-	\$2,877	\$491,577	-	\$494,454
Total	\$3,198,243	\$22,319,157	\$2,662,578	\$4,197,225	\$1,052,256	\$33,429,460

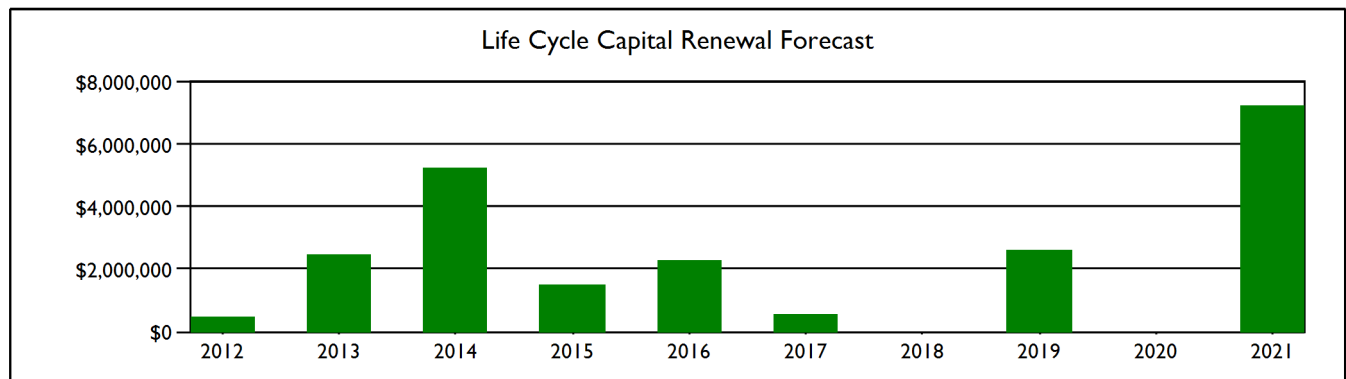
Life Cycle Capital Renewal Forecast

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	1,803,822	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Roofing	2,483,229	0	0	5,258,960	0	0	0	0	0	0	0	\$5,258,960	\$20.99
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	591,547	0	0	0	0	0	0	0	37,535	0	0	\$37,535	\$0.15
Interior	586,417	0	0	0	1,483,436	0	103,791	0	2,041,459	0	0	\$3,628,686	\$14.48
Mechanical	22,328,790	0	2,509,960	0	6,750	2,274,771	0	0	77,274	0	1,612,760	\$6,481,515	\$25.87
Electrical	1,656,868	0	0	0	0	0	0	0	95,400	0	4,302,790	\$4,398,190	\$17.55
Plumbing	861,256	515,390	0	0	0	0	427,326	0	0	0	143,100	\$1,085,816	\$4.33
Fire & Life Safety	1,080,182	0	0	0	0	0	0	0	382,470	0	1,011,516	\$1,393,986	\$5.56
Technology	1,074,197	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Stairs & Elevators	219,687	0	0	0	0	0	0	0	0	0	143,100	\$143,100	\$0.57
Specialties	743,460	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
Total	33,429,460	515,390	2,509,960	5,258,960	1,490,186	2,274,771	531,117	0	2,634,138	0	7,213,266	\$22,427,788	\$89.51



West Baltimore Building 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 West Baltimore Building facility has an overall FCI of 95.8%

The total current cost for all building deficiencies is \$33,429,460. There are \$3,007,889 in deficiencies at the site level that are included in the FCI calculation. In addition, the ten year life cycle renewal cost was \$22,427,788. 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 \$58,305,400.

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	500	SQFT	2	\$6,304	8014
Asphalt Walks Are Damaged And Require Replacement	Capital Renewal	500	SF	3	\$2,326	8002
Concrete Walks Are Damaged And Require Replacement	Capital Renewal	8,500	SF	3	\$124,488	8003
Asphalt Paving Is Damaged And Requires Replacement	Capital Renewal	220	CAR	4	\$746,423	7996
Backstops Are Damaged And Require Replacement	Deferred Maintenance	1	Ea.	4	\$9,776	8007
Concrete Paving Is Damaged And Requires Replacement	Capital Renewal	220	CAR	4	\$747,831	7997
Handrails missing or not compliant.	ADA Compliance	42	LF	4	\$3,528	10111
Note: Exterior stairs lack handrails or required handrail extenders. Install metal handrails.						
Parent Drop-Off (including all related drives and walks) is missing and is required	Functional Deficiency	1	Ea.	4	\$56,502	497284
Note: Parent Drop-Off (including all related drives and walks) is missing and is required						
Paved Play Requires Recoating And Resurfacing	Deferred Maintenance	9,000	SF	4	\$9,963	8006
Site Drainage is Inadequate and Requires Regrading	Deferred Maintenance	2,000	SF	4	\$2,682	7995
The Car Accessible Parking Spaces Are Not Properly Striped	ADA Compliance	6	Ea.	4	\$1,209	8009
The Car Accessible Parking Spaces Do Not Meet ADA Requirements	ADA Compliance	6	Ea.	4	\$16,397	8011
The Curb Ramp Does Not Meet Minimum ADA Compliance Requirements	ADA Compliance	2	Ea.	4	\$5,797	8013
The Exterior Signage At The Accessible Parking Area Does Not Meet ADA Requirements	ADA Compliance	10	Ea.	4	\$2,840	8012
The Van Accessible Parking Spaces Are Not Properly Striped	ADA Compliance	2	Ea.	4	\$814	8008
The Van Accessible Parking Spaces Do Not Meet ADA Requirements	ADA Compliance	2	Ea.	4	\$1,786	8010
Bollards Are Damaged And Require Replacement	Deferred Maintenance	12	Ea.	5	\$28,151	8005
Paving Requires Restriping	Deferred Maintenance	36	CAR	5	\$1,356	8001
Site Signage Is Damaged And Requires Replacement	Deferred Maintenance	60	Ea.	5	\$32,395	7994
Small Benches Are Damaged And Require Replacement	Deferred Maintenance	1	Ea.	5	\$2,468	8004
Sub Total for System		20	items		\$1,803,036	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Joint Sealant is missing and is needed	Functional Deficiency	400	LF	3	\$2,877	10114
Note: Open joints along curb/ sidewalk and along sidewalk sections. Install joint filler material.						
Masonry Mortar requires replacement	Deferred Maintenance	1	LS	3	\$10,798	10117
Note: Stone plazas contain missing stones and deteriorated mortar. Repoint/provide stone material. Lump Sum estimate \$5000.						
Precast Wall Panel requires replacement	Capital Renewal	480	SF	4	\$143,037	10282
Note: Sloped concrete panels in rear are severely cracked and damaged.						
Sub Total for System		3	items		\$156,712	

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	486393
Note: The School does not have a dedicated Computer Equipment Room						
Sub Total for System		1	items		\$15,969	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
School site lacks appropriate lighting.	Educational Adequacy	52	Ea.	2	\$259,984	497154
Note: School site lacks appropriate lighting.						
Sub Total for System		1	items		\$259,984	

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	497419
Note: Building not equipped with Card Key Access Control						
Sub Total for System		1	items		\$158,390	

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	250,570	SF	4	\$530,636	486185
Note: 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	497118
Note: School lacks an appropriate intrusion system.						
Sub Total for System		2	items		\$574,076	

Stairs & Elevators

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Ramp is not ADA Compliant	ADA Compliance	32	LF	4	\$34,929	8015
The Handrails In The Stair Area Are Not ADA Compliant	ADA Compliance	74	LF	4	\$4,795	8016
	Sub Total for System	2	items		\$39,723	
	Sub Total for School and Site Level	30	items		\$3,007,889	

Building: 080 - Building 1**Site**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements	ADA Compliance	2	Ea.	4	\$786	7998
	Sub Total for System	1	items		\$786	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Modified Roof Covering Is Damaged And Requires Replacement	Capital Renewal	120,000	SF	1	\$2,062,604	8042
The Roof Drains Are Clogged	Deferred Maintenance	5	Ea.	1	\$694	8051
Field-Wrap Flashing At Penetration Is Damaged And Should Be Repaired	Deferred Maintenance	30	Ea.	2	\$3,631	8036
Membrane Flashings At Drain Is Damaged And Should Be Repaired	Deferred Maintenance	10	Ea.	2	\$1,790	8052
Membrane Flashings At Penetration Are Damaged And Should Be Repaired	Deferred Maintenance	30	Ea.	2	\$3,235	8032
Sealant At Penetration Boot Is Damaged And Should Be Repaired	Deferred Maintenance	15	Ea.	2	\$1,384	8034
Sealant At Pitch Pan Is Damaged And Should Be Repaired	Deferred Maintenance	8	Ea.	2	\$640	8031
Thru-Wall Scuppers Are Clogged	Deferred Maintenance	10	Ea.	2	\$3,300	8050
Built-up Roofing with Aggregate Ballast Requires Replacement	Capital Renewal	30,000	SF	3	\$359,148	8037
Modified Covering Has Blisters That Should Be Repaired	Deferred Maintenance	50	Ea.	3	\$6,524	8044
Tapered Insulation Is Required To Eliminate Ponding When Re-Roofing	Deferred Maintenance	12,000	SF	3	\$38,457	8053
Curbs Have Been Abandoned And Should Be Removed	Deferred Maintenance	1	Ea.	4	\$600	8027
The Roof Requires Cleaning	Deferred Maintenance	500	SF	4	\$1,222	8047
	Sub Total for System	13	items		\$2,483,229	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
LC: The Exterior / Walls (Bldg SF Basis) / Glass system is beyond its useful life.	Capital Renewal	25,700	SF	2	\$330,804	8026
LC: The Exterior / xWindows (Window SF Basis) / Steel system is beyond its useful life.	Capital Renewal	16,500	SF	2	\$97,640	8024
LC: The Exterior / xWindows (Window SF Basis) / Steel system is beyond its useful life.	Capital Renewal	1,080	SF	2	\$6,391	8025
	Sub Total for System	3	items		\$434,835	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Door does not have the Required Thumb / Key Lock	Educational Adequacy	160	Door	3	\$335,184	Rollup
The Interior Door Hardware is Damaged and Requires Replacement	Capital Renewal	20	Ea.	3	\$45,602	7992
Interior Gypboard Walls Require Repair	Deferred Maintenance	1,000	SF Wall	4	\$9,594	7990
The Doorway Does Not Have 18" Minimum Pull Side Clearance And Requires A Power Assist Door Mechanism	ADA Compliance	2	Ea.	4	\$26,698	8000
Blinds are missing or in poor condition.	Educational Adequacy	10,230	SF Surf	5	\$126,856	Rollup
Classroom door lacks the appropriate vision panel.	Educational Adequacy	10	Ea.	5	\$4,859	Rollup
Interior Doors Require Repair	Deferred Maintenance	20	Door	5	\$4,319	7991
Large rooms lack capacity signs.	Educational Adequacy	56	Ea.	5	\$10,583	Rollup
Room lacks appropriate sound control.	Educational Adequacy	8,807	SF	5	\$22,722	Rollup
	Sub Total for System	9	items		\$586,417	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Complete HVAC System-wide Replacement	Capital Renewal	240,000	SF	2	\$3,871,495	8063
Facility Requires Air Conditioning System	Capital Renewal	250,570	SF	2	\$16,234,608	536753
Note: Per BCPS City Schools - Building Air Conditioning Status						
Heat Exchanger Requires Replacement	Capital Renewal	2	Ea.	2	\$32,978	8096
Lab lacks an air exchange system.	Educational Adequacy	9	Ea.	2	\$74,697	Rollup
Shop lacks a dust collection system.	Educational Adequacy	1	Ea.	2	\$39,686	Rollup
The Boiler HVAC Component Is Damaged And Requires Replacement	Capital Renewal	7,000	MBH	2	\$294,439	8088
The Chiller HVAC Component Is Damaged And Requires Replacement	Capital Renewal	2	TonAC	2	\$2,933	8085
The Package Unit HVAC Component Is Damaged And Requires Replacement	Capital Renewal	70	TonAC	2	\$407,744	8080
The Radiant Heat HVAC Component Is Damaged And Requires Replacement	Capital Renewal	300	Ea.	2	\$297,610	8091
Test And Balancing Required	Deferred Maintenance	240,000	SF	3	\$497,593	8065
Exhaust Fan Ventilation Is Damaged And Should Be Replaced	Capital Renewal	8	Ea.	4	\$20,513	8079
Lab lacks an appropriate fume hood.	Educational Adequacy	5	Ea.	4	\$91,355	Rollup

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Make-Up Air Inadequate And Should Be Increased	Functional Deficiency	40,000	SF	4	\$435,075	8064
HVAC Equipment is Abandoned and Requires Removal	Deferred Maintenance	11	Ea.	5	\$12,099	8098
Sub Total for System		14	items		\$22,312,825	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panel board Is Damaged And Should Be Replaced	Capital Renewal	35	Ea.	1	\$276,482	8162
LC: The Electrical / Electrical Service & Distribution / Electrical Service system is beyond its useful life.	Capital Renewal	244,681	SF	3	\$893,056	8190
Room does not have tamper-proof light switching.	Educational Adequacy	5	Ea.	5	\$2,937	Rollup
Room has insufficient electrical outlets.	Educational Adequacy	779	Ea.	5	\$212,263	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	19	Ea.	5	\$12,146	Rollup
Sub Total for System		5	items		\$1,396,885	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Piping Is Damaged And Requires Replacement	Deferred Maintenance	240	LF	1	\$7,490	8119
The Electric Water Heater Plumbing Fixtures Are Damaged And Should Be Replaced	Capital Renewal	3,000	Gal	2	\$121,753	8099
LC: The Plumbing / Domestic Water Piping System is beyond its useful life.	Capital Renewal	4,000	SQFT	3	\$12,958	8115
The Urinal Plumbing Fixtures Are Damaged And Should Be Replaced	Capital Renewal	10	Ea.	3	\$16,399	8111
Room lacks private toilets.	Educational Adequacy	7	Ea.	4	\$97,374	Rollup
The Class Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	Capital Renewal	12	Ea.	4	\$30,646	8107
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	87	Ea.	4	\$392,489	Rollup
The Non-Refrigerated Drinking Fountain Does Not Exist	Capital Renewal	16	Ea.	4	\$61,687	8102
The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	Capital Renewal	20	Ea.	4	\$35,549	8110
The Showers Plumbing Fixtures Are Damaged And Should Be Repaired	Deferred Maintenance	30	Ea.	4	\$14,849	8112
Room lacks a drinking fountain.	Educational Adequacy	12	Ea.	5	\$12,125	Rollup
Room lacks a private shower area.	Educational Adequacy	6	Ea.	5	\$57,938	Rollup
Sub Total for System		12	items		\$861,256	

Fire & Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Battery Pack Lighting Is Missing And Needed	Code Compliance	1	Ea.	1	\$1,189	8164
Emergency Lighting System Is Damaged Or Missing And Should Be Replaced	Code Compliance	244,681	SF	1	\$167,946	8163
Fire Alarm is Missing or Inadequate	Code Compliance	244,681	SF	1	\$663,286	8174
Room lacks an appropriate eyewash.	Educational Adequacy	7	Ea.	1	\$16,977	Rollup
Emergency Exit Signage Is Missing And Needed	Code Compliance	1	Ea.	2	\$923	8168
Lab lacks an appropriate emergency shower.	Educational Adequacy	4	Ea.	2	\$42,399	Rollup
Security Alarm Panel Is Damaged And Should Be Replaced	Capital Renewal	1	Ea.	2	\$4,399	8173
Room lacks shut-off valves for utilities.	Educational Adequacy	7	Ea.	3	\$24,672	Rollup
Sub Total for System		8	items		\$921,792	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks audio enhancement system	Educational Adequacy	87	Ea.	3	\$93,947	Rollup
Room lacks wall or cabinet mounted media controller	Educational Adequacy	74	Ea.	3	\$40,160	Rollup
Fixed Projector is Missing and is Needed	Educational Adequacy	82	Ea.	4	\$200,256	Rollup
Room lacks interactive white board	Educational Adequacy	72	Ea.	4	\$117,223	Rollup
Room has insufficient data ports.	Educational Adequacy	131	Ea.	5	\$47,805	Rollup
Room lacks access to video distribution.	Educational Adequacy	1	Ea.	5	\$730	Rollup
Sub Total for System		6	items		\$500,121	

Stairs & Elevators

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Control/Relay Is Damaged And Should Be Replaced	Deferred Maintenance	3	Stop	1	\$1,574	8175
Lift for Physically Impaired is Missing and is Needed	Educational Adequacy	4	Ea.	2	\$178,390	Rollup
Sub Total for System		2	items		\$179,964	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tack board area.	Educational Adequacy	108	Ea.	4	\$38,700	Rollup
Room has insufficient writing area.	Educational Adequacy	267	Ea.	4	\$303,080	Rollup
The Counter Heights Exceed Maximum ADA Height Requirements	ADA Compliance	3	LF	4	\$585	7999
Room does not have sufficient cubbies.	Educational Adequacy	84	Ea.	5	\$18,141	Rollup
Room has an insufficient number of coat hooks.	Educational Adequacy	96	Ea.	5	\$2,402	Rollup
Room lacks a changing table.	Educational Adequacy	5	Ea.	5	\$16,748	Rollup

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks an appropriate refrigerator.	Educational Adequacy	12	Ea.	5	\$67,745	Rollup
Room lacks an appropriate stove.	Educational Adequacy	6	Ea.	5	\$48,891	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	240	Ea.	5	\$148,777	Rollup
Room lacks the required demonstration table.	Educational Adequacy	9	Ea.	5	\$71,859	Rollup
The room lacks a washer and/or dryer.	Educational Adequacy	5	Ea.	5	\$26,532	Rollup
Sub Total for System		11	items		\$743,460	
Sub Total for Building 080 - Building 1		84	items		\$30,421,571	
Total for Campus		114	items		\$33,429,460	

West Baltimore Building Condition Assessment
Supporting Photos



Open Area



Classroom



Library



Library 2



Comp Lab



Front Entry



Front Elevation



Side Elevation



Rear Elevation



Side Elevation



Classroom



Classroom2



